

# HOUSING NOW

## Vancouver and Abbotsford-Mission CMAs



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: July 2012

### Vancouver CMA

#### New Home Construction

Second quarter starts in the Vancouver CMA increased to 24 per cent above the ten year average, driven by apartment starts. There were 5,276 housing starts in the Vancouver CMA in the second quarter of 2012, a 13 per cent

increase over the same period of last year. Apartment starts were up 36 per cent year-over-year which more than compensated for reduced single-detached and attached home starts which were down nine per cent and 23 per cent, respectively.

An increase in the number of large projects starting in most areas of the CMA, coupled with the addition of purpose-built rental starts, added to

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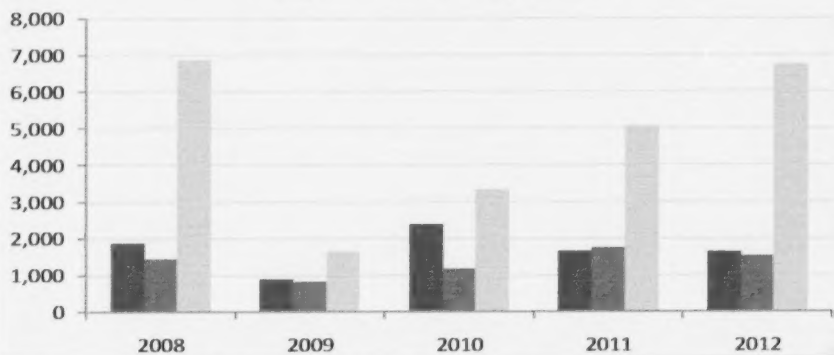
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Figure 1

#### Apartment Starts Continue to Rise

Year-to-Date\* Starts, Vancouver CMA

■ Single ■ Attached ■ Apartment



Source: CMHC, \*Year-to-Date: January - June

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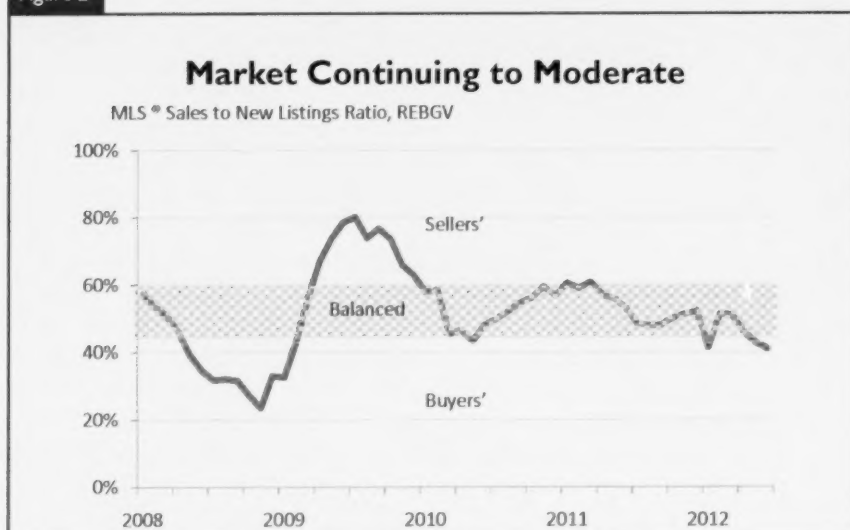
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new construction activity in the first half of 2012. Year-to-date total housing starts, at 9,907 units, exceeded the ten year average number of 7,868 units. June was a strong month for starts with several large rental and condominium projects starting which pushed the overall starts number for the year higher. Within the CMA, the City of Vancouver experienced the largest increase with over 1,000 more units started in the first six months of the year than in the same period of last year. Large apartment buildings (100+ units) as a percentage of total apartment starts increased from 55 per cent in 2011 to 63 per cent so far this year.

The apartment condominium market recorded an increase in completed units and those under construction compared to recent years, but the supply of new homes on the market remained below recent highs. There were 12,917 apartment condominiums under construction as of the end of June, 2012. The number of units under construction has been trending higher for two years as builders begin more large projects in response to demand, and is approaching the average level of 13,824 units recorded during the 2004 to 2009 period. There were 3,262 apartment condominium completions year-to-date to the end of June which is an increase over 2011 levels but still below the average of 4,491 units in the 2004 to 2009 period. The level of completed and unabsorbed new units has remained relatively unchanged over the last two years with 1,635 units recorded at the end of June.

There were 372 rental apartment starts in the Vancouver CMA to the end of June, 2012. Current

Figure 2



Source: CREA, all home types, end point June 2012

completion levels of rental apartments are in line with historical activity but increased construction will lead to more completions in the coming years. As of the end of June, 459 rental units were completed in 2012, which is consistent with the 10-year average (428 units) for the first six months of the year. There were 1,512 rental apartment units under construction at the end of June. This exceeds the 10-year average of 1,091 units at this time of year.

Developers have increased construction of single-detached homes which will bring completions closer to historical norms going forward, however there is an increasing number of unabsorbed units. Completions of single-detached homes were down by 19 per cent for the first six months of the year at 1,455 units as compared to the first six months of 2011. However, there were 3,646 homes under construction at the end of June which is above the average level of 3,234 units at the end

of June during the 2004 to 2008 period. There were 806 unabsorbed units as of the end of June which is a 19 per cent increase from the previous year but still well below the most recent peak in 2008/2009.

## Greater Vancouver<sup>1</sup> Resale Market

Market conditions have continued the trend of moderation from the first quarter of 2012 with sales down, listings up, and prices softening. As a result, market conditions moved towards a buyers' market for all property types. Second quarter sales of all property types were down 19 per cent from the same period in 2011. This is similar to the first quarter decline of 22 per cent. Sales of detached homes were down by 27 per cent, attached by 18 per cent and apartments by nine per cent. Active listings for all home types were up when comparing June of 2012 to June of 2011 with detached home listings

1. This section deals with the resale market in the Real Estate Board of Greater Vancouver area. This does not include Surrey, Langley, White Rock or North Delta.

up by 27 per cent, attached by 15 per cent and apartments by 21 per cent. The sales-to-new-listings ratio, a measure of current market conditions, recently dipped into buyers' territory as shown in Figure 2. The sales-to-active listings also shows all home types currently in buyers' market conditions.

As a result of the above noted trends in sales and listings, price growth has slowed in most areas of Greater Vancouver. Prices for detached homes and apartments were down by two per cent since December, 2011 on a seasonally adjusted basis while attached homes showed a five per cent increase.

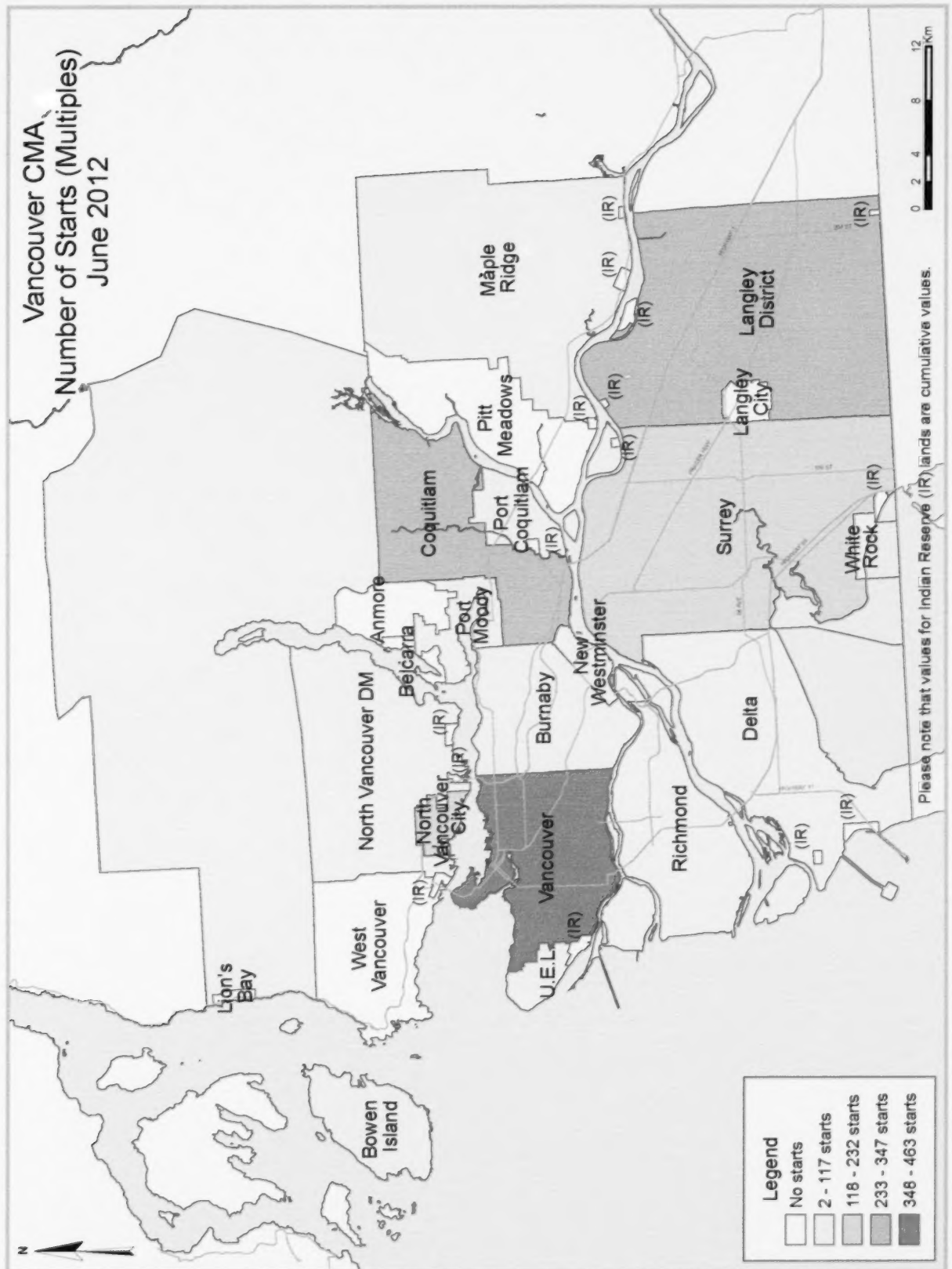
## **Abbotsford-Mission CMA**

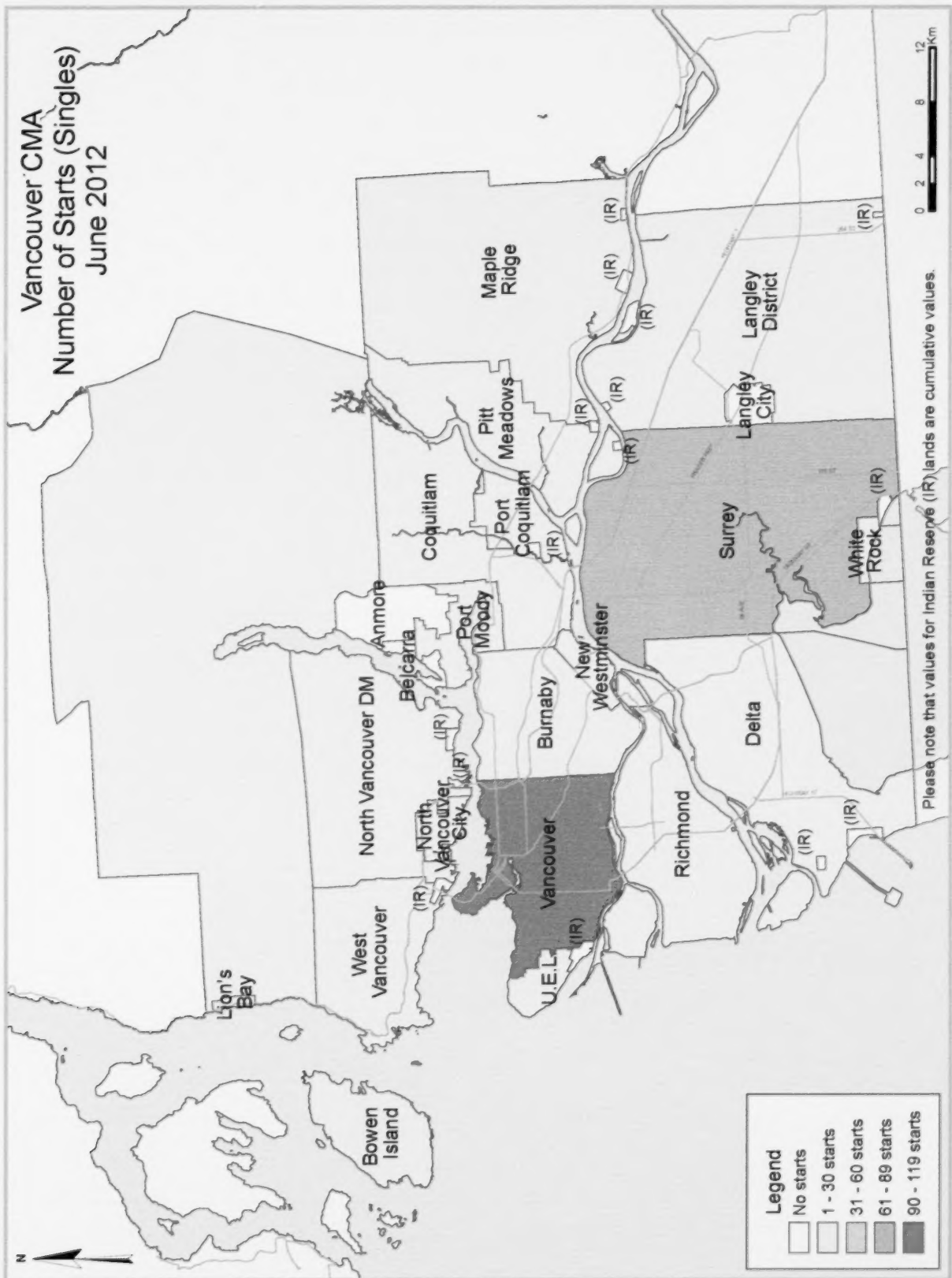
### **New Home Construction**

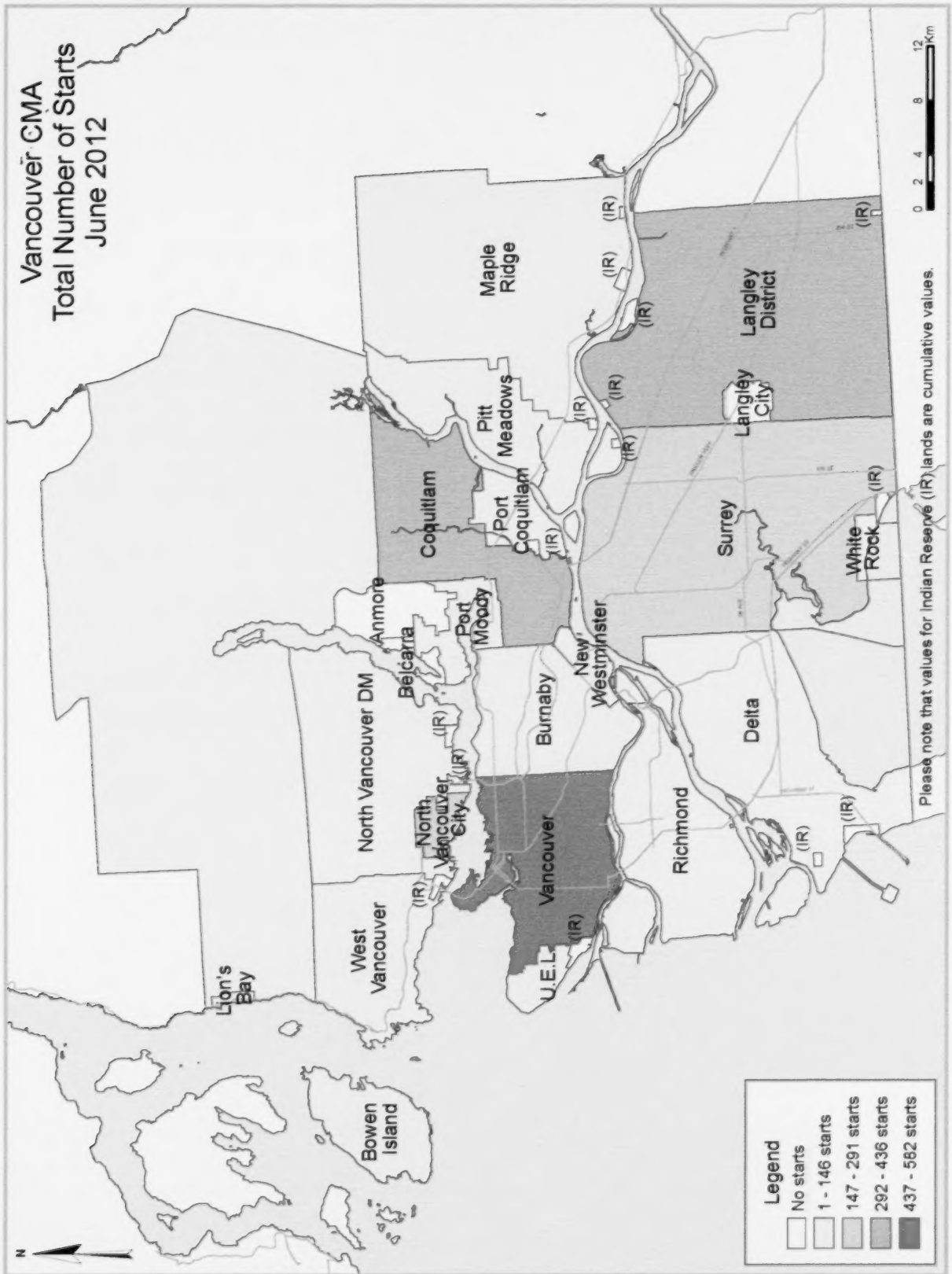
The composition of starts in the Abbotsford-Mission CMA has changed compared to the same period last year, and volumes have decreased. Year-to-date, there were 222 starts as compared to 253 in the same period last year. While both Mission and the City of Abbotsford recorded fewer housing starts so far in 2012, the City of Abbotsford had a smaller decrease than Mission due to an increase in single-detached starts partially offsetting a decline in multiple-family starts.

### **Resale Market**

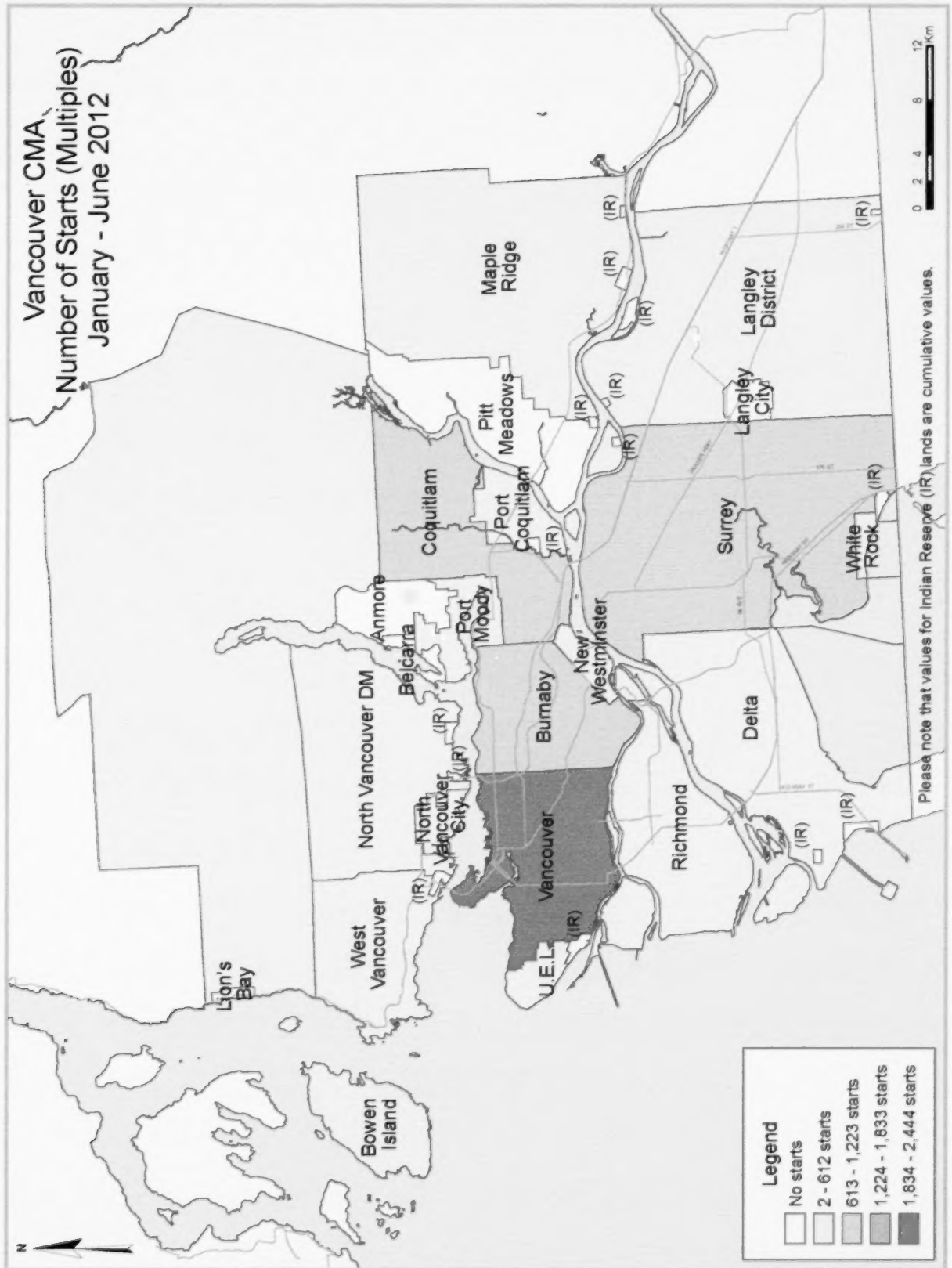
Market conditions remain balanced in the Abbotsford-Mission CMA in the second quarter of 2012 but prices have moderated slightly. Sales and active listings are unchanged from a year ago. Average prices (all home types) are down four per cent from December of last year on a seasonally adjusted basis.

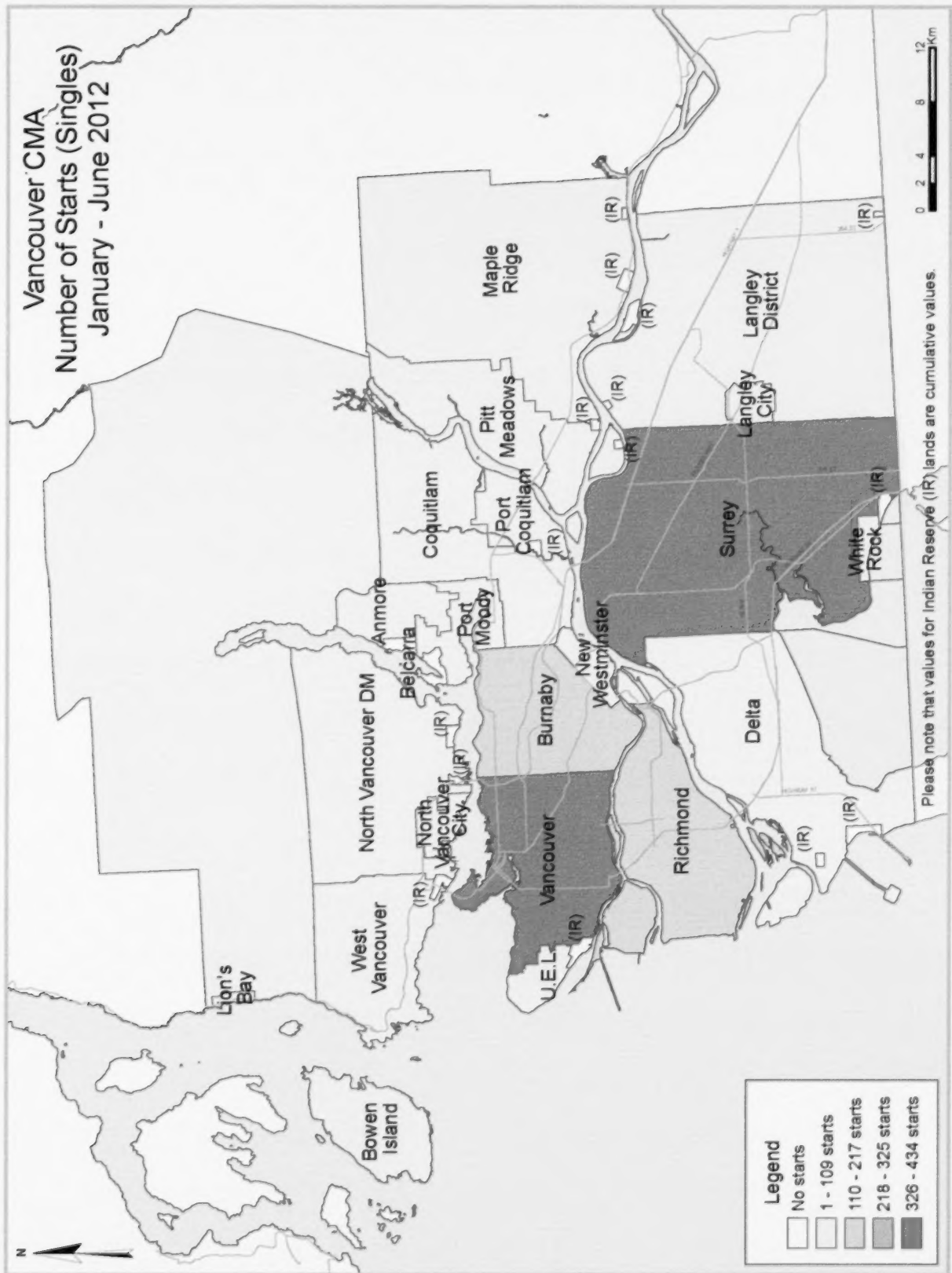




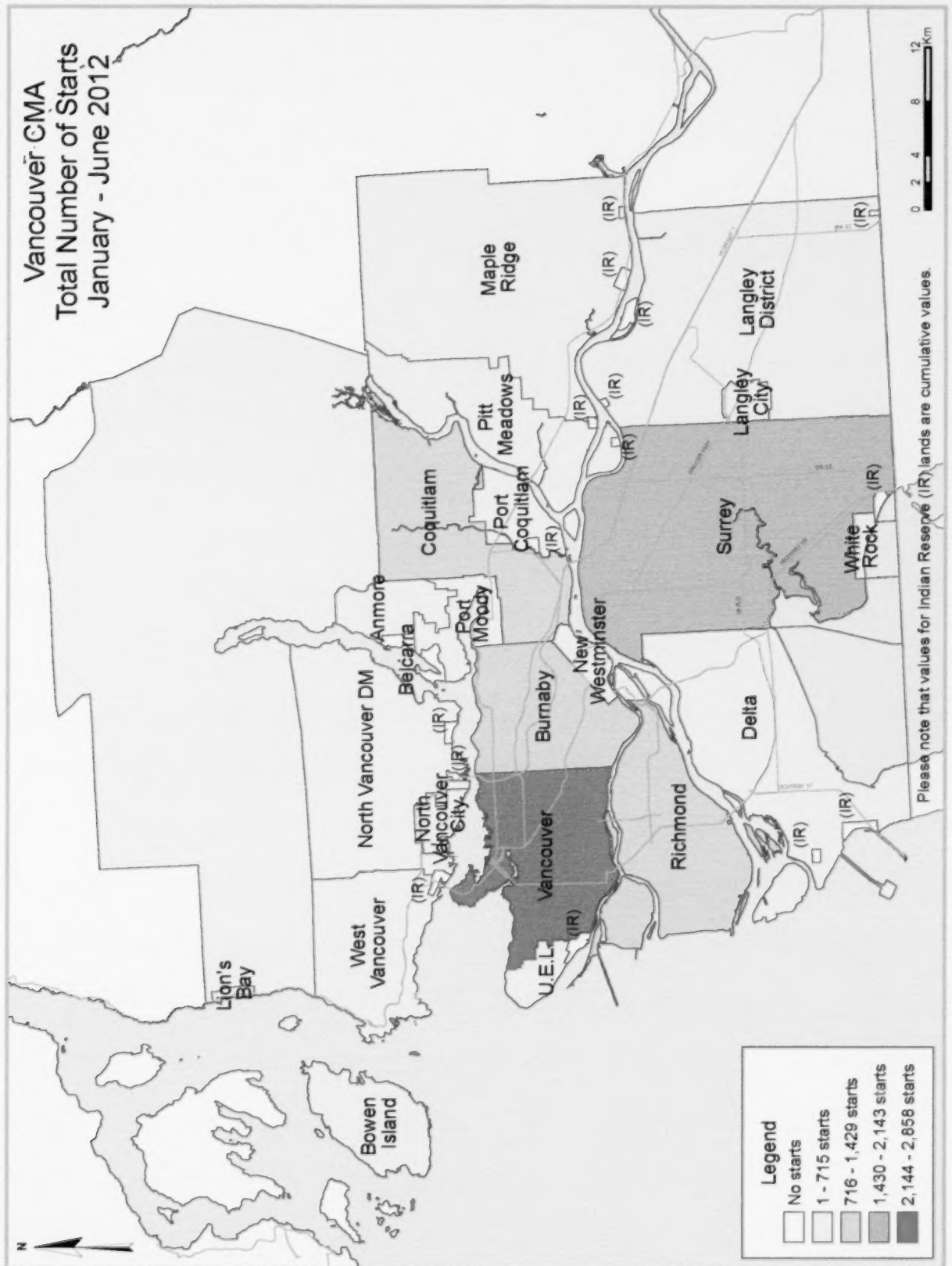


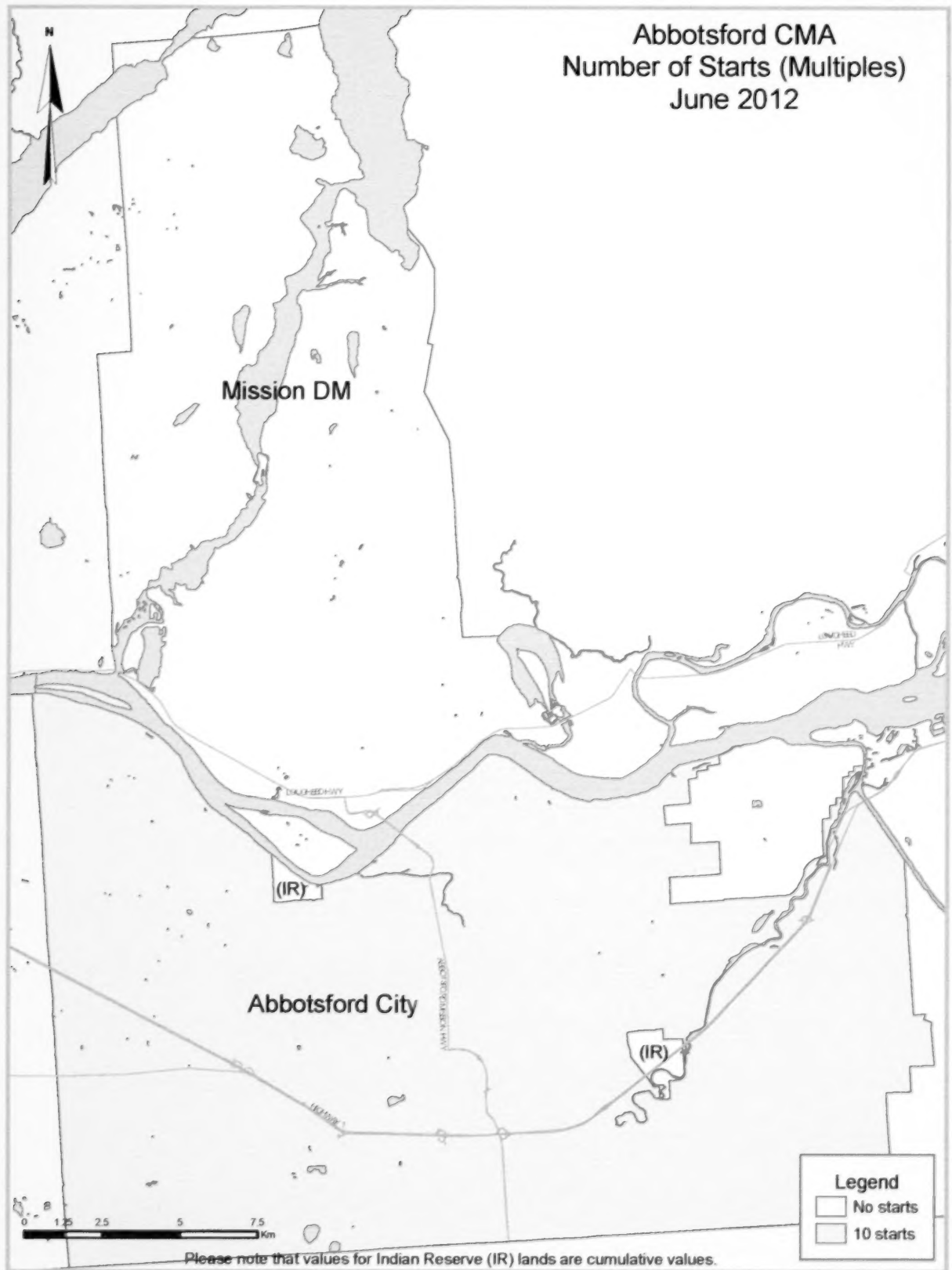


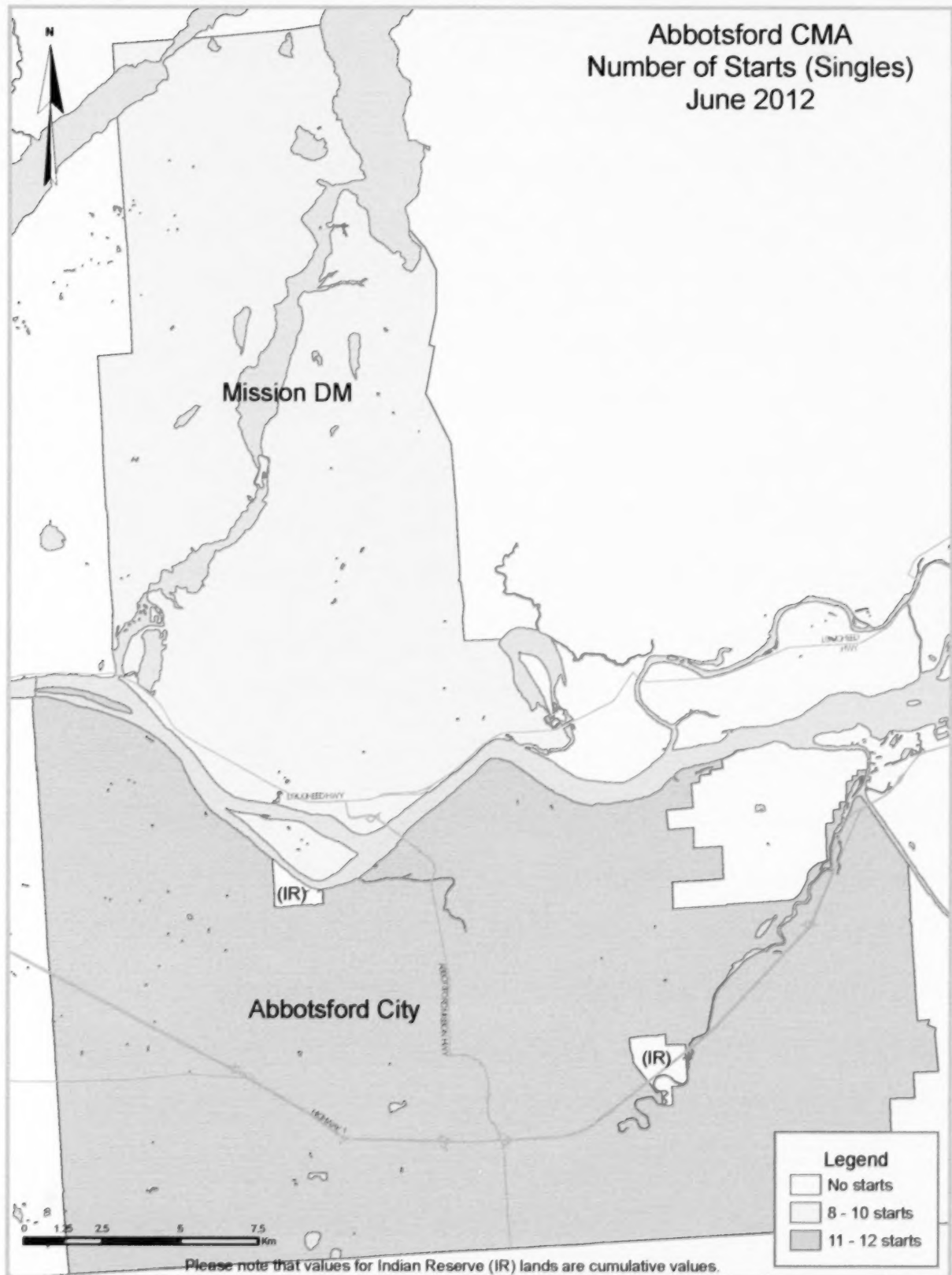


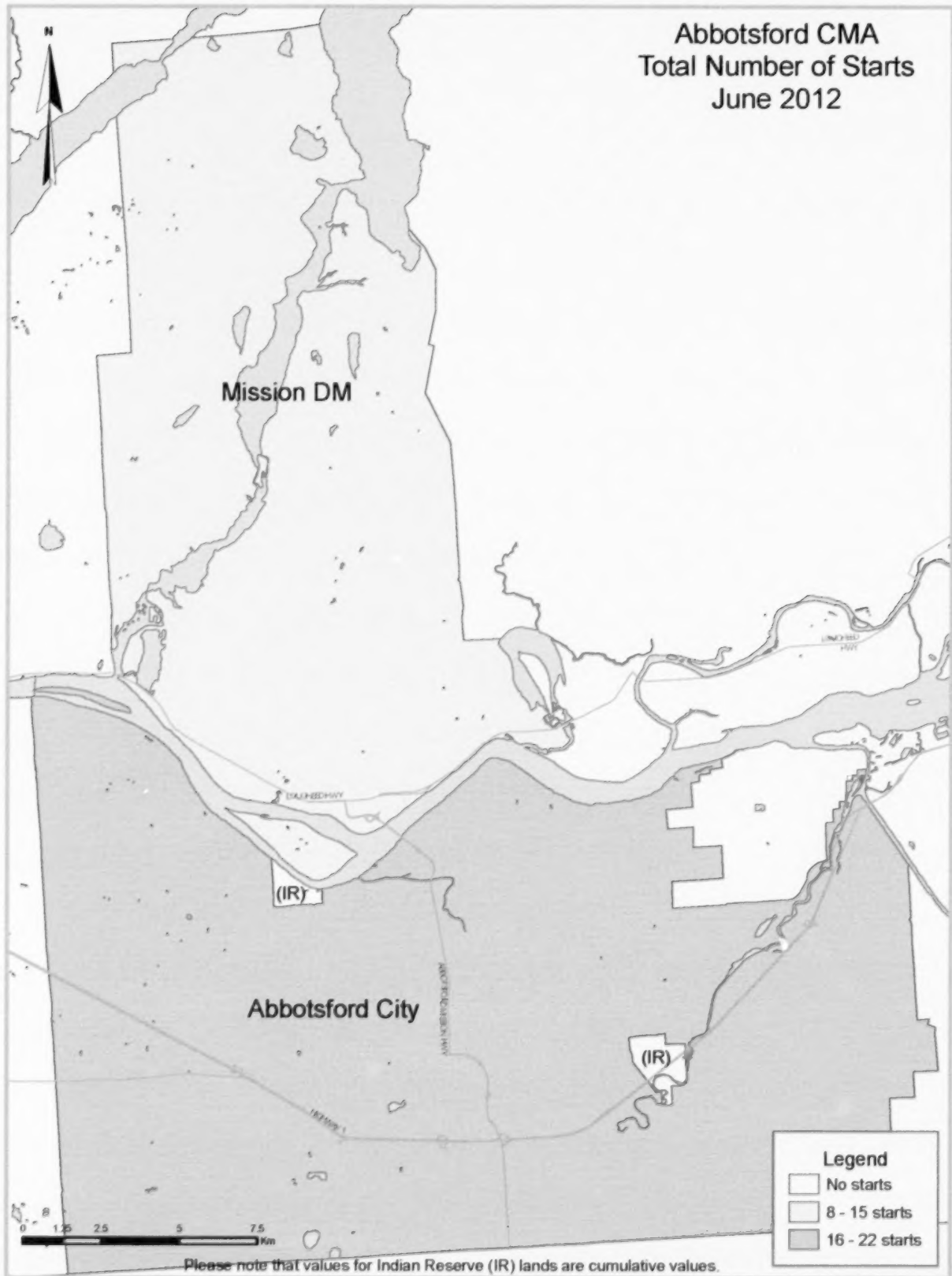


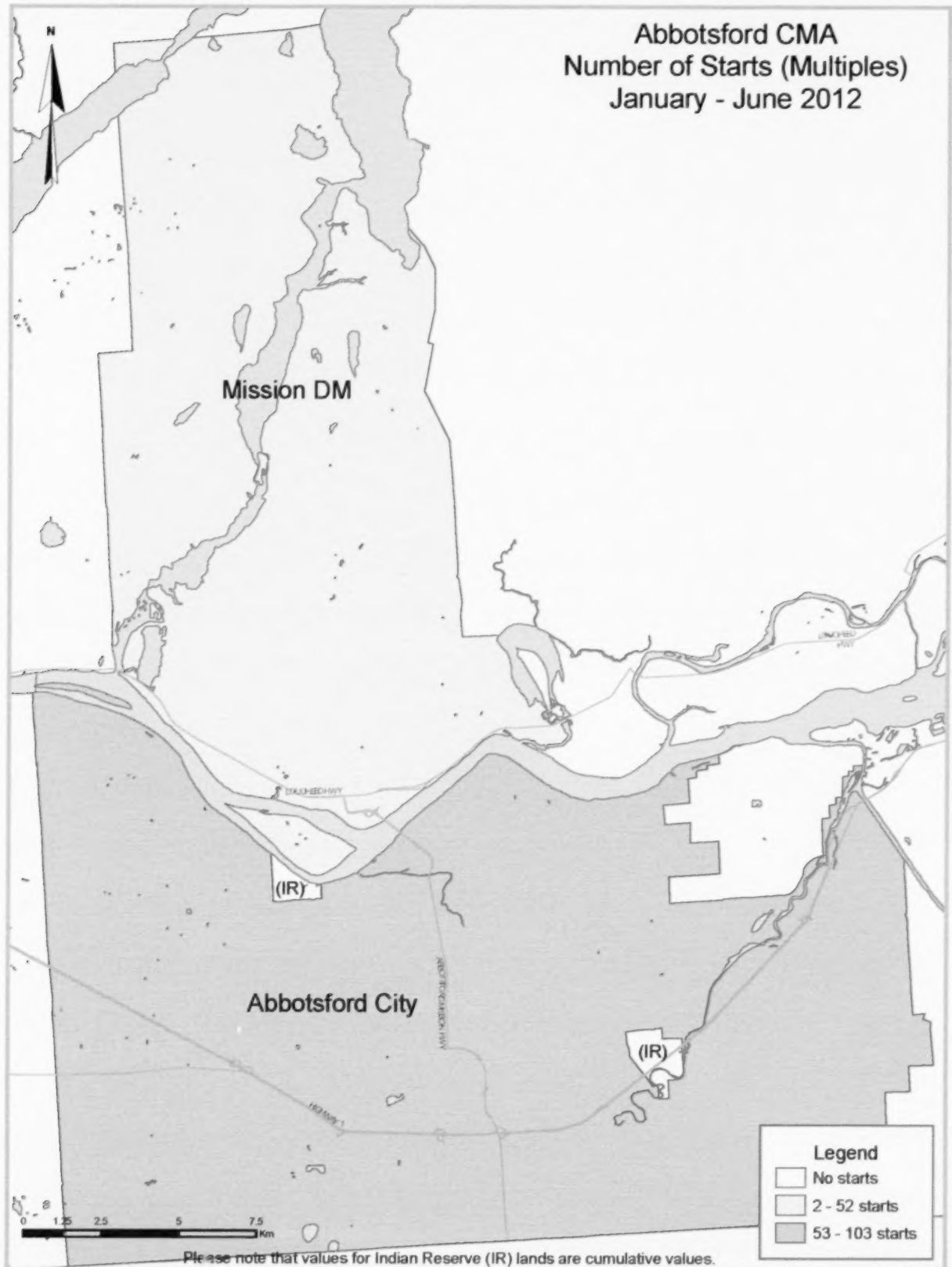


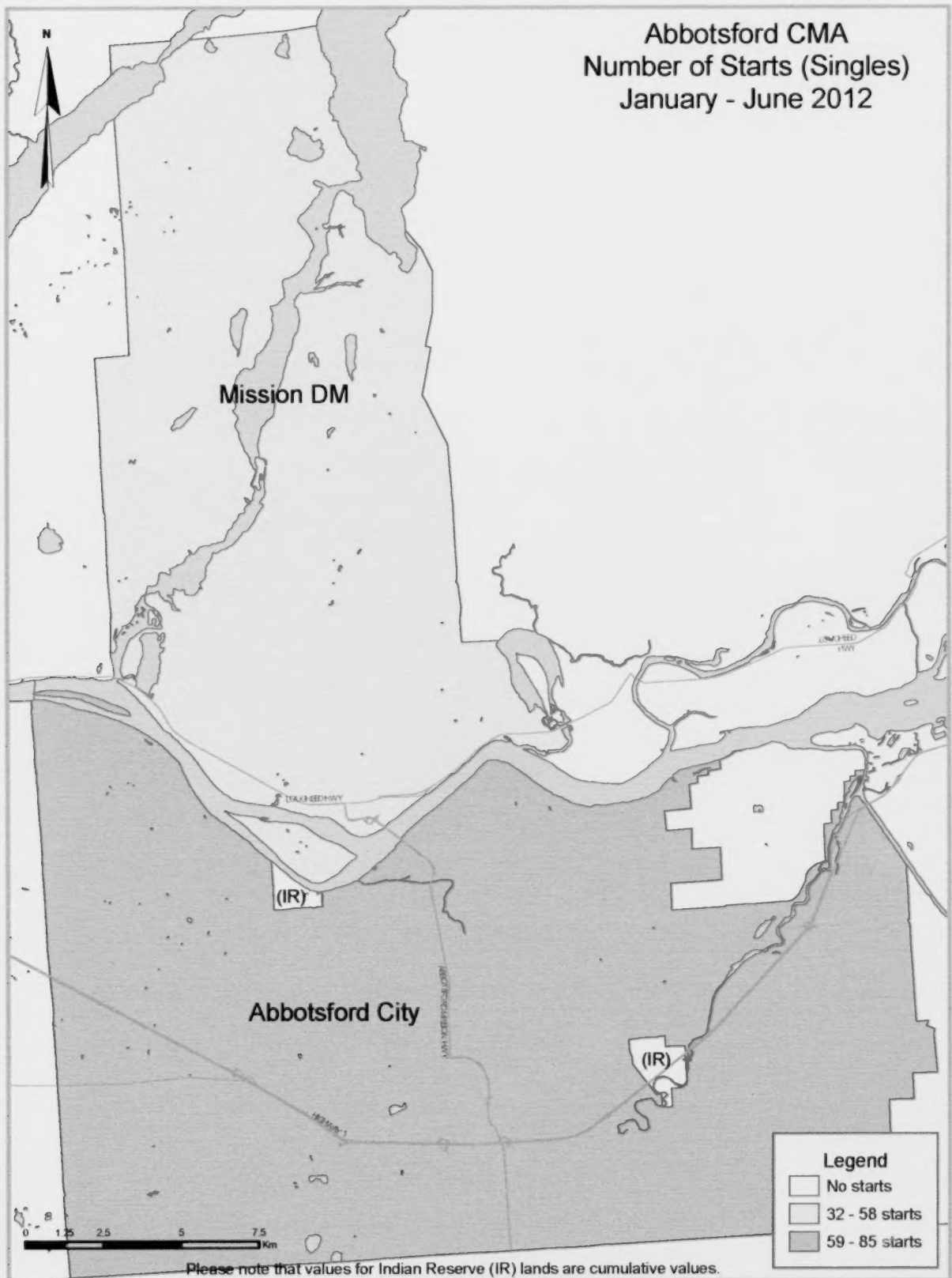




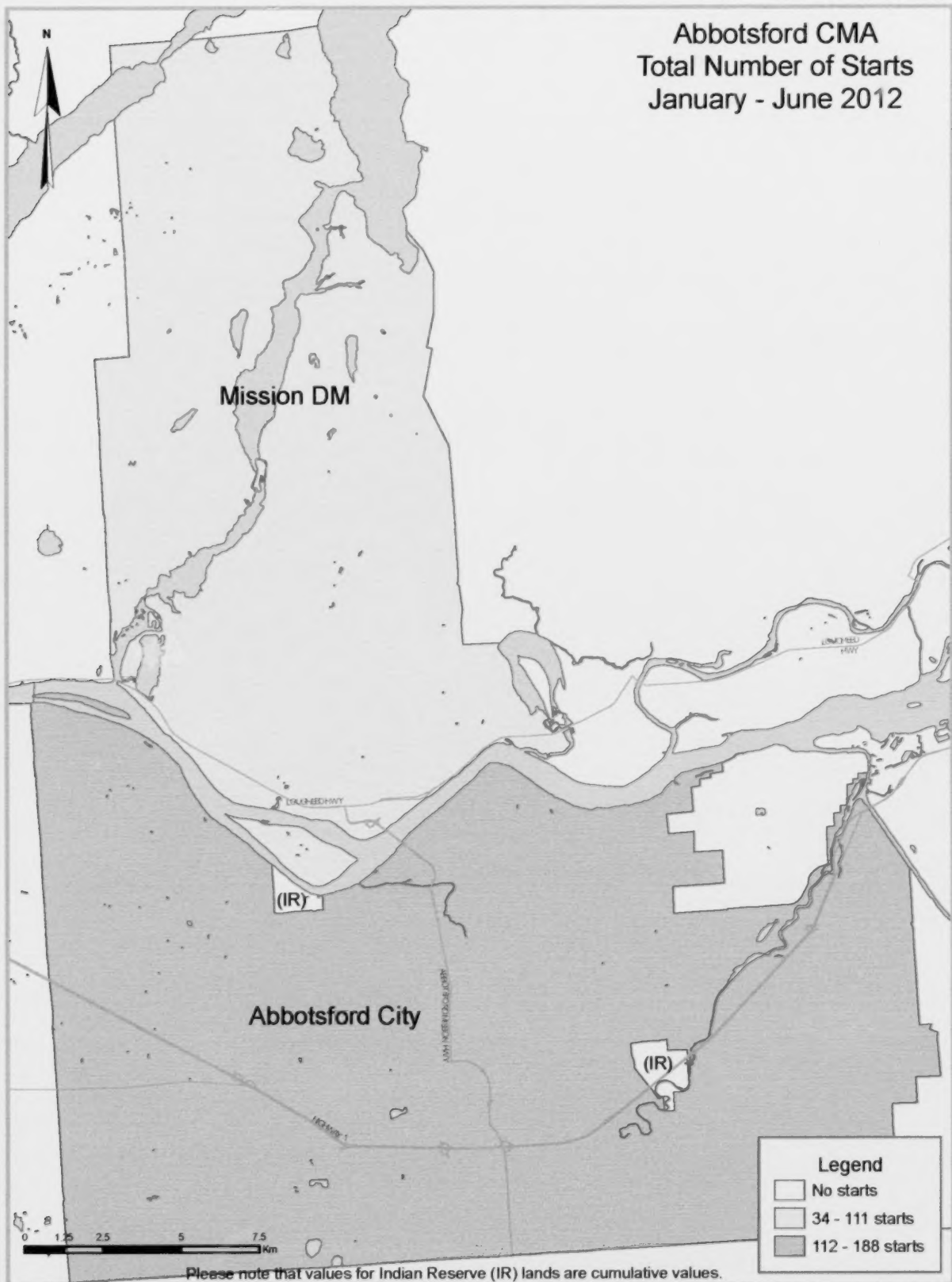












## HOUSING NOW REPORT TABLES

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- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
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- 5 MLS® Residential Activity
- 6 Economic Indicators

### Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

### SYMBOLS

- n/a Not applicable
- \* Totals may not add up due to co-operatives and unknown market types
- \*\* Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

**Table 1: Housing Activity Summary of Vancouver CMA**  
**June 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
June 2012	273	38	258	6	170	1,220	61	226	2,252
June 2011	336	24	231	4	265	320	24	140	1,344
% Change	-18.8	58.3	11.7	50.0	-35.8	**	154.2	61.4	67.6
Year-to-date 2012	1,439	146	1,139	13	1,324	5,283	191	372	9,907
Year-to-date 2011	1,512	146	833	17	1,600	3,216	130	1,018	8,472
% Change	-4.8	0.0	36.7	-23.5	-17.3	64.3	46.9	-63.5	16.9
UNDER CONSTRUCTION									
June 2012	3,253	290	2,446	33	2,300	12,917	371	1,512	23,122
June 2011	2,942	246	1,453	22	2,294	9,286	221	1,349	17,813
% Change	10.6	17.9	68.3	50.0	0.3	39.1	67.9	12.1	29.8
COMPLETIONS									
June 2012	260	16	158	2	162	31	31	147	807
June 2011	328	22	128	0	288	340	12	112	1,230
% Change	-20.7	-27.3	23.4	n/a	-43.8	-90.9	158.3	31.3	-34.4
Year-to-date 2012	1,319	108	796	14	1,544	3,262	122	459	7,624
Year-to-date 2011	1,687	92	448	32	1,172	2,292	81	549	6,353
% Change	-21.8	17.4	77.7	-56.3	31.7	42.3	50.6	-16.4	20.0
COMPLETED & NOT ABSORBED									
June 2012	763	74	364	8	532	1,635	35	114	3,525
June 2011	673	80	179	0	444	1,530	5	192	3,103
% Change	13.4	-7.5	103.4	n/a	19.8	6.9	**	-40.6	13.6
ABSORBED									
June 2012	203	9	161	2	185	86	32	38	716
June 2011	325	17	115	2	269	475	13	5	1,221
% Change	-37.5	-47.1	40.0	0.0	-31.2	-81.9	146.2	**	-41.4
Year-to-date 2012	1,272	121	705	6	1,575	3,133	114	315	7,241
Year-to-date 2011	1,763	106	407	38	1,137	2,805	77	199	6,532
% Change	-27.9	14.2	73.2	-84.2	38.5	11.7	48.1	58.3	10.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**June 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Burnaby									
June 2012	27	10	0	0	0	80	0	0	117
June 2011	22	8	0	0	27	80	0	0	137
Delta									
June 2012	18	4	0	0	0	0	3	0	25
June 2011	8	0	0	0	0	0	0	0	8
Langley									
June 2012	21	0	36	6	11	232	1	0	307
June 2011	17	0	53	1	16	0	0	0	87
Maple Ridge / Pitt Meadows									
June 2012	10	0	0	0	0	62	1	0	73
June 2011	18	0	0	0	2	0	0	0	20
New Westminster									
June 2012	2	2	0	0	0	0	0	25	29
June 2011	7	0	0	0	4	0	0	0	11
North Vancouver									
June 2012	3	4	26	0	4	146	1	0	184
June 2011	2	6	14	3	6	35	1	0	67
Richmond									
June 2012	24	0	12	0	23	12	1	0	72
June 2011	34	2	28	0	4	0	1	80	149
Surrey									
June 2012	63	2	60	0	89	52	4	0	270
June 2011	141	0	36	0	135	96	14	0	422
Tri-Cities									
June 2012	12	2	22	0	38	379	0	1	454
June 2011	38	0	40	0	65	0	0	0	143
University Endowment Lands									
June 2012	1	0	0	0	0	95	0	0	96
June 2011	0	0	0	0	0	0	0	60	60
Vancouver City									
June 2012	69	14	94	0	0	155	50	200	582
June 2011	34	8	58	0	6	109	8	0	223
West Vancouver									
June 2012	17	0	0	0	0	0	0	0	17
June 2011	10	0	0	0	0	0	0	0	10
White Rock									
June 2012	4	0	6	0	5	7	0	0	22
June 2011	3	0	2	0	0	0	0	0	5
Indian Reserves									
June 2012	0	0	0	0	0	0	0	0	0
June 2011	0	0	0	0	0	0	0	0	0
Vancouver CMA									
June 2012	273	38	258	6	170	1,220	61	226	2,252
June 2011	336	24	231	4	265	320	24	140	1,344

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Burnaby									
June 2012	329	110	0	0	41	2,018	0	64	2,562
June 2011	230	96	0	0	170	1,190	0	64	1,750
Delta									
June 2012	57	30	36	0	34	103	4	0	264
June 2011	91	8	18	0	7	56	2	2	184
Langley									
June 2012	142	4	164	25	268	649	2	0	1,254
June 2011	179	2	249	5	176	289	1	0	901
Maple Ridge / Pitt Meadows									
June 2012	109	0	0	0	81	217	3	117	527
June 2011	169	2	0	0	123	0	2	117	413
New Westminster									
June 2012	43	4	0	0	28	459	0	25	559
June 2011	48	0	0	0	42	204	0	97	391
North Vancouver									
June 2012	74	16	138	4	95	575	3	76	981
June 2011	72	8	74	6	39	523	1	198	921
Richmond									
June 2012	513	2	432	3	143	1,907	19	250	3,269
June 2011	323	12	304	3	367	836	8	230	2,083
Surrey									
June 2012	637	10	418	0	1,002	906	36	6	3,015
June 2011	871	8	82	6	793	1,583	28	50	3,421
Tri-Cities									
June 2012	231	10	367	0	286	1,434	0	6	2,334
June 2011	101	26	164	0	270	1,293	0	0	1,854
University Endowment Lands									
June 2012	6	0	0	0	16	267	0	107	396
June 2011	3	0	0	0	7	168	0	107	285
Vancouver City									
June 2012	829	104	829	1	269	4,130	304	731	7,197
June 2011	621	72	510	2	291	3,135	179	484	5,294
West Vancouver									
June 2012	195	0	0	0	17	18	0	130	360
June 2011	162	12	0	0	0	0	0	0	174
White Rock									
June 2012	29	0	58	0	20	131	0	0	238
June 2011	14	0	46	0	9	9	0	0	78
Indian Reserves									
June 2012	0	0	0	0	0	103	0	0	103
June 2011	0	0	0	0	0	0	0	0	0
Vancouver CMA									
June 2012	3,253	290	2,446	33	2,300	12,917	371	1,512	23,122
June 2011	2,942	246	1,453	22	2,294	9,286	221	1,349	17,813

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Burnaby									
June 2012	48	10	0	0	0	0	0	0	58
June 2011	28	14	0	0	28	26	0	0	96
Delta									
June 2012	11	2	0	0	0	0	0	0	13
June 2011	1	0	0	0	0	55	0	0	56
Langley									
June 2012	15	0	20	1	14	0	1	0	51
June 2011	11	0	26	0	41	0	3	0	81
Maple Ridge / Pitt Meadows									
June 2012	23	0	0	0	3	0	0	0	26
June 2011	17	0	0	0	9	0	0	0	26
New Westminster									
June 2012	7	0	0	0	0	28	0	0	35
June 2011	13	0	0	0	0	0	0	0	13
North Vancouver									
June 2012	5	0	12	1	10	0	1	146	175
June 2011	8	2	14	0	5	0	1	0	30
Richmond									
June 2012	6	0	2	0	18	0	0	0	26
June 2011	46	0	30	0	0	0	1	0	77
Surrey									
June 2012	74	0	52	0	67	0	9	0	202
June 2011	111	0	0	0	111	0	0	6	228
Tri-Cities									
June 2012	1	2	0	0	44	0	0	0	47
June 2011	29	0	24	0	84	0	0	1	138
University Endowment Lands									
June 2012	0	0	0	0	0	0	0	0	0
June 2011	0	0	0	0	0	0	0	0	0
Vancouver City									
June 2012	58	2	64	0	6	3	20	1	154
June 2011	62	6	32	0	10	259	7	105	481
West Vancouver									
June 2012	6	0	0	0	0	0	0	0	6
June 2011	0	0	0	0	0	0	0	0	0
White Rock									
June 2012	2	0	8	0	0	0	0	0	10
June 2011	1	0	2	0	0	0	0	0	3
Indian Reserves									
June 2012	0	0	0	0	0	0	0	0	0
June 2011	0	0	0	0	0	0	0	0	0
Vancouver CMA									
June 2012	260	16	158	2	162	31	31	147	807
June 2011	328	22	128	0	288	340	12	112	1,230

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**Table 1.1: Housing Activity Summary by Submarket**  
**June 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Burnaby									
June 2012	89	26	0	0	28	296	0	0	439
June 2011	80	37	0	0	36	96	0	0	249
Delta									
June 2012	5	2	0	0	12	4	1	0	24
June 2011	11	0	0	0	9	15	0	0	35
Langley									
June 2012	49	0	136	5	44	153	0	0	387
June 2011	25	0	50	0	67	115	0	0	257
Maple Ridge / Pitt Meadows									
June 2012	113	0	0	0	18	16	0	0	147
June 2011	82	0	0	0	20	68	0	0	170
New Westminster									
June 2012	22	2	0	0	28	62	0	0	114
June 2011	20	2	0	0	0	72	0	0	94
North Vancouver									
June 2012	13	4	32	2	35	164	0	112	362
June 2011	12	4	8	0	22	144	0	0	190
Richmond									
June 2012	47	7	22	1	64	23	2	0	166
June 2011	30	3	30	0	35	12	0	1	111
Surrey									
June 2012	222	0	60	0	176	452	24	1	935
June 2011	243	0	2	0	166	449	0	35	895
Tri-Cities									
June 2012	27	6	42	0	28	167	0	0	270
June 2011	14	9	47	0	16	39	0	22	147
University Endowment Lands									
June 2012	1	0	0	0	2	6	0	0	9
June 2011	0	0	0	0	2	32	0	131	165
Vancouver City									
June 2012	147	25	66	0	97	287	8	1	631
June 2011	139	25	38	0	65	464	5	1	737
West Vancouver									
June 2012	19	2	0	0	0	2	0	0	23
June 2011	5	0	0	0	0	4	0	0	9
White Rock									
June 2012	2	0	6	0	0	3	0	0	11
June 2011	1	0	4	0	0	20	0	0	25
Indian Reserves									
June 2012	0	0	0	0	0	0	0	0	0
June 2011	0	0	0	0	6	0	0	0	6
Vancouver CMA									
June 2012	763	74	364	8	532	1,635	35	114	3,525
June 2011	673	80	179	0	444	1,530	5	192	3,103

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Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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**June 2012**

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	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Burnaby									
June 2012	21	4	0	0	8	13	0	0	46
June 2011	22	7	0	0	26	23	0	0	78
Delta									
June 2012	12	2	0	0	0	5	0	0	19
June 2011	6	0	0	0	0	40	0	0	46
Langley									
June 2012	14	0	36	2	17	9	1	0	79
June 2011	13	0	24	0	40	10	3	0	90
Maple Ridge / Pitt Meadows									
June 2012	12	0	0	0	1	0	0	0	13
June 2011	19	0	0	2	1	16	0	0	38
New Westminster									
June 2012	4	0	0	0	4	32	0	0	40
June 2011	5	0	0	0	0	24	0	0	29
North Vancouver									
June 2012	4	1	6	0	1	6	1	34	53
June 2011	6	2	10	0	5	0	1	0	24
Richmond									
June 2012	4	0	2	0	19	0	0	0	25
June 2011	41	0	38	0	0	0	1	0	80
Surrey									
June 2012	79	0	46	0	86	6	11	3	231
June 2011	121	0	0	0	113	30	0	4	268
Tri-Cities									
June 2012	1	0	4	0	44	1	0	0	50
June 2011	33	0	17	0	78	0	0	1	129
University Endowment Lands									
June 2012	0	0	0	0	0	5	0	0	5
June 2011	0	0	0	0	0	0	0	0	0
Vancouver City									
June 2012	42	2	57	0	5	9	19	1	135
June 2011	57	8	22	0	6	332	8	0	433
West Vancouver									
June 2012	5	0	0	0	0	0	0	0	5
June 2011	0	0	0	0	0	0	0	0	0
White Rock									
June 2012	1	0	10	0	0	0	0	0	11
June 2011	1	0	4	0	0	0	0	0	5
Indian Reserves									
June 2012	0	0	0	0	0	0	0	0	0
June 2011	0	0	0	0	0	0	0	0	0
Vancouver CMA									
June 2012	203	9	161	2	185	86	32	38	716
June 2011	325	17	115	2	269	475	13	5	1,221

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2: History of Housing Starts of Vancouver CMA  
2002 - 2011**

	Ownership						Rental		Total <sup>h</sup>
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2011	3,336	258	2,242	36	3,063	7,177	314	1,441	17,867
% Change	-22.2	-1.5	70.5	-7.7	24.2	23.9	51.7	70.1	17.4
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914
% Change	-11.8	-10.4	-41.6	-26.5	-6.2	8.8	-8.3	-22.8	-2.7
2004	5,297	444	296	279	3,826	8,542	72	674	19,430
% Change	4.5	1.8	17.0	-0.4	47.2	41.3	-10.0	-22.0	24.3
2003	5,070	436	253	280	2,599	6,044	80	864	15,626
% Change	4.7	-3.1	-8.3	135.3	31.7	44.5	45.5	-30.7	18.4
2002	4,843	450	276	119	1,974	4,182	55	1,247	13,197

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**  
**June 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	1	2	0	0	0	0	2	0	3	2	50.0
Burnaby - Mountain	0	0	0	0	0	0	0	80	0	80	-100.0
Burnaby - North	8	5	0	0	0	7	0	0	8	12	-33.3
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	4	3	0	0	0	0	0	0	4	3	33.3
Burnaby - Central Park	2	5	4	0	0	0	0	0	6	5	20.0
Burnaby - Remainder	13	9	6	8	0	20	80	0	99	37	167.6
Burnaby Total	27	22	10	8	0	27	80	80	117	137	-14.6
Coquitlam	9	35	2	0	5	65	294	36	310	136	127.9
Delta - Tsawwassen	11	4	2	0	0	0	0	0	13	4	deb
Delta - Ladner	9	4	2	0	0	0	0	0	11	4	175.0
Delta - North	1	0	0	0	0	0	0	0	1	0	n/a
Delta	21	8	4	0	0	0	0	0	25	8	deb
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	28	18	0	0	11	19	268	50	307	87	deb
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	8	17	0	2	0	0	62	0	70	19	deb
New Westminster	2	7	2	0	0	4	25	0	29	11	163.6
North Vancouver City	1	5	4	12	4	0	158	10	167	27	deb
North Vancouver DM	3	1	0	0	8	0	6	39	17	40	-57.5
Pitt Meadows	3	1	0	0	0	0	0	0	3	1	200.0
Port Coquitlam	2	2	0	0	33	0	2	4	37	6	deb
Port Moody	1	1	0	0	0	0	106	0	107	1	deb
Richmond	25	35	0	2	23	4	24	108	72	149	-51.7
Surrey - South	26	25	2	4	26	35	18	8	72	72	0.0
Surrey - Cloverdale	6	50	0	4	18	24	0	10	24	88	-72.7
Surrey - North	30	72	0	0	45	68	84	110	159	250	-36.4
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	n/a
Surrey - Whalley	5	8	0	0	0	0	10	4	15	12	25.0
Surrey Total	67	155	2	8	89	127	112	132	270	422	-36.0
University Endowment Lands	1	0	0	0	0	0	95	60	96	60	60.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - False Creek	0	0	0	0	0	0	20	0	20	0	n/a
Vancouver - Granville/Oak	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Kerrisdale	3	2	0	0	0	0	0	0	3	2	50.0
Vancouver - Marpole	7	1	0	0	0	0	0	0	7	1	deb
Vancouver - Eastside	77	27	14	6	0	0	421	62	512	95	deb
Vancouver - Mt. Pleasant	0	1	0	2	0	0	0	99	0	102	-100.0
Vancouver - Strath/Grand	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Westside	30	10	0	0	0	6	8	6	38	22	72.7
Vancouver Total	119	42	14	8	0	6	449	167	582	223	161.0
West Vancouver	17	10	0	0	0	0	0	0	17	10	70.0
White Rock	4	3	0	0	5	0	13	2	22	5	deb
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
<b>Vancouver CMA</b>	<b>340</b>	<b>364</b>	<b>38</b>	<b>40</b>	<b>178</b>	<b>252</b>	<b>1,696</b>	<b>688</b>	<b>2,252</b>	<b>1,344</b>	<b>67.6</b>

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas  
Source: CMHC (Starts and Completions Survey)

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - June 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Anmore	1	2	0	0	0	0	0	0	1	2	-50.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	7	6	0	0	0	0	2	6	9	12	-25.0
Burnaby - Mountain	0	1	0	0	0	0	104	155	104	156	-33.3
Burnaby - North	51	40	6	10	0	7	0	13	57	70	-18.6
Burnaby - Lougheed Mall	2	1	0	0	0	0	0	0	2	1	100.0
Burnaby - South & East	17	14	6	24	0	18	0	0	23	56	-58.9
Burnaby - Central Park	9	11	8	10	0	0	544	0	561	21	**
Burnaby - Remainder	62	62	26	32	0	104	80	198	168	396	-57.6
Burnaby Total	141	129	46	76	0	129	728	366	915	700	30.7
Coquitlam	100	90	6	14	146	219	710	585	962	908	5.9
Delta - Tsawwassen	18	9	2	0	0	0	2	0	22	9	144.4
Delta - Ladner	13	10	6	2	0	0	0	2	19	14	35.7
Delta - North	6	39	30	4	18	7	16	14	70	64	9.4
Delta	39	58	40	6	18	7	22	16	119	87	36.8
Langley City	3	3	0	0	0	0	0	119	3	122	-97.5
Langley District	99	111	4	2	179	133	350	218	632	464	36.2
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	85	140	0	4	9	28	182	46	276	218	26.6
New Westminster	28	32	4	2	0	23	365	131	397	188	111.2
North Vancouver City	11	14	14	20	11	4	372	169	408	207	97.1
North Vancouver DM	26	14	0	0	8	11	56	281	90	306	-70.6
Pitt Meadows	4	3	0	0	0	0	0	71	4	74	-94.6
Port Coquitlam	4	6	0	0	69	0	105	18	178	24	**
Port Moody	6	3	0	0	13	5	291	0	310	8	**
Richmond	149	130	14	56	76	243	509	886	748	1,315	-43.1
Surrey - South	169	126	24	30	170	148	64	60	427	364	17.3
Surrey - Cloverdale	60	112	20	18	188	116	18	61	286	307	-6.8
Surrey - North	169	282	0	2	271	245	194	275	634	804	-21.1
Surrey - Guildford	2	1	0	0	50	0	4	0	56	1	**
Surrey - Whalley	34	43	0	0	11	23	36	265	81	331	-75.5
Surrey Total	434	564	44	50	690	532	316	661	1,484	1,807	-17.9
University Endowment Lands	2	0	0	0	0	0	95	179	97	179	-45.8
Vancouver - West End	0	0	0	0	0	0	134	0	134	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	595	558	595	558	6.6
Vancouver - Kitsilano	2	5	4	2	0	6	56	196	62	209	-70.3
Vancouver - False Creek	1	1	0	0	0	0	578	0	579	1	**
Vancouver - Granville/Oak	2	7	2	0	4	0	13	0	21	7	200.0
Vancouver - Kerrisdale	15	13	0	0	0	0	6	12	21	25	-16.0
Vancouver - Marpole	15	21	0	2	0	0	13	12	28	35	-20.0
Vancouver - Eastside	211	124	30	16	35	47	872	196	1,148	383	199.7
Vancouver - Mt. Pleasant	0	3	12	14	0	27	0	244	12	288	-95.8
Vancouver - Strath/Grand	3	1	4	0	9	0	0	0	16	1	**
Vancouver - Westside	165	122	0	2	0	73	77	54	242	251	-3.6
Vancouver Total	414	297	52	36	48	153	2,344	1,284	2,858	1,770	61.5
West Vancouver	71	49	12	0	0	0	148	0	231	49	**
White Rock	18	8	0	0	10	0	156	24	184	32	**
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
<b>Vancouver CMA</b>	<b>1,643</b>	<b>1,659</b>	<b>236</b>	<b>266</b>	<b>1,277</b>	<b>1,487</b>	<b>6,751</b>	<b>5,060</b>	<b>9,907</b>	<b>8,472</b>	<b>16.9</b>

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**  
**June 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	0	0	0
Burnaby - Mountain	0	0	0	0	0	80	0	0
Burnaby - North	0	7	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	20	0	0	80	0	0	0
Burnaby Total	0	27	0	0	80	80	0	0
Coquitlam	5	65	0	0	293	36	1	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	0	0
Delta	0	0	0	0	0	0	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	11	19	0	0	268	50	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	62	0	0	0
New Westminster	0	4	0	0	0	0	25	0
North Vancouver City	4	0	0	0	158	10	0	0
North Vancouver DM	8	0	0	0	6	39	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	33	0	0	0	2	4	0	0
Port Moody	0	0	0	0	106	0	0	0
Richmond	23	4	0	0	24	28	0	80
Surrey - South	26	35	0	0	18	8	0	0
Surrey - Cloverdale	18	24	0	0	0	10	0	0
Surrey - North	45	68	0	0	84	110	0	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	10	4	0	0
Surrey Total	89	127	0	0	112	132	0	0
University Endowment Lands	0	0	0	0	95	0	0	60
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	20	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	221	62	200	0
Vancouver - Mt. Pleasant	0	0	0	0	0	99	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	6	0	0	8	6	0	0
Vancouver Total	0	6	0	0	249	167	200	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	5	0	0	0	13	2	0	0
Indian Reserves	0	0	0	0	0	0	0	0
<b>Vancouver CMA</b>	<b>178</b>	<b>252</b>	<b>0</b>	<b>0</b>	<b>1,470</b>	<b>548</b>	<b>226</b>	<b>140</b>

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas



**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - June 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	6	0	0
Burnaby - Mountain	0	0	0	0	104	155	0	0
Burnaby - North	0	7	0	0	0	13	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	18	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	544	0	0	0
Burnaby - Remainder	0	104	0	0	80	134	0	64
Burnaby Total	0	129	0	0	728	302	0	64
Coquitlam	146	219	0	0	703	583	7	2
Delta - Tsawwassen	0	0	0	0	2	0	0	0
Delta - Ladner	0	0	0	0	0	2	0	0
Delta - North	18	7	0	0	16	14	0	0
Delta	18	7	0	0	22	16	0	0
Langley City	0	0	0	0	0	119	0	0
Langley District	179	133	0	0	350	218	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	9	28	0	0	182	0	0	46
New Westminster	0	23	0	0	340	131	25	0
North Vancouver City	11	4	0	0	372	169	0	0
North Vancouver DM	8	11	0	0	56	135	0	146
Pitt Meadows	0	0	0	0	0	0	0	71
Port Coquitlam	69	0	0	0	105	18	0	0
Port Moody	13	5	0	0	291	0	0	0
Richmond	76	243	0	0	509	662	0	224
Surrey - South	170	148	0	0	64	60	0	0
Surrey - Cloverdale	188	116	0	0	18	61	0	0
Surrey - North	271	245	0	0	194	239	0	36
Surrey - Guildford	50	0	0	0	4	0	0	0
Surrey - Whalley	11	23	0	0	36	265	0	0
Surrey Total	690	532	0	0	316	625	0	36
University Endowment Lands	0	0	0	0	95	0	0	179
Vancouver - West End	0	0	0	0	134	0	0	0
Vancouver - Downtown	0	0	0	0	595	410	0	148
Vancouver - Kitsilano	0	6	0	0	56	134	0	62
Vancouver - False Creek	0	0	0	0	578	0	0	0
Vancouver - Granville/Oak	4	0	0	0	13	0	0	0
Vancouver - Kerrisdale	0	0	0	0	6	12	0	0
Vancouver - Marpole	0	0	0	0	12	12	1	0
Vancouver - Eastside	35	47	0	0	666	156	206	40
Vancouver - Mt. Pleasant	0	27	0	0	0	244	0	0
Vancouver - Strath/Grand	9	0	0	0	0	0	0	0
Vancouver - Westside	0	73	0	0	74	54	3	0
Vancouver Total	48	153	0	0	2,134	1,034	210	250
West Vancouver	0	0	0	0	18	0	130	0
White Rock	10	0	0	0	156	24	0	0
Indian Reserves	0	0	0	0	0	0	0	0
<b>Vancouver CMA</b>	<b>1,277</b>	<b>1,487</b>	<b>0</b>	<b>0</b>	<b>6,379</b>	<b>4,042</b>	<b>372</b>	<b>1,018</b>

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

**Table 2.4: Starts by Submarket and by Intended Market**  
**June 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	3	2	0	0	0	0	3	2
Burnaby - Mountain	0	0	0	80	0	0	0	80
Burnaby - North	8	5	0	7	0	0	8	12
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	3	0	0	0	0	4	3
Burnaby - Central Park	6	5	0	0	0	0	6	5
Burnaby - Remainder	19	17	80	20	0	0	99	37
Burnaby Total	37	30	80	107	0	0	117	137
Coquitlam	31	71	278	65	1	0	310	136
Delta - Tsawwassen	13	4	0	0	0	0	13	4
Delta - Ladner	8	4	0	0	3	0	11	4
Delta - North	1	0	0	0	0	0	1	0
Delta	22	8	0	0	3	0	25	8
Langley City	0	0	0	0	0	0	0	0
Langley District	57	70	249	17	1	0	307	87
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	7	17	62	2	1	0	70	19
New Westminster	4	7	0	4	25	0	29	11
North Vancouver City	16	17	150	9	1	1	167	27
North Vancouver DM	17	5	0	35	0	0	17	40
Pitt Meadows	3	1	0	0	0	0	3	1
Port Coquitlam	4	6	33	0	0	0	37	6
Port Moody	1	1	106	0	0	0	107	1
Richmond	36	64	35	4	1	81	72	149
Surrey - South	46	33	26	39	0	0	72	72
Surrey - Cloverdale	4	46	18	28	2	14	24	88
Surrey - North	60	86	97	164	2	0	159	250
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	15	12	0	0	0	0	15	12
Surrey Total	125	177	141	231	4	14	270	422
University Endowment Lands	1	0	95	0	0	60	96	60
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	1	0	0	0	0	0	1
Vancouver - False Creek	0	0	20	0	0	0	20	0
Vancouver - Granville/Oak	1	0	0	0	0	0	1	0
Vancouver - Kerrisdale	3	1	0	0	0	1	3	2
Vancouver - Marpole	7	1	0	0	0	0	7	1
Vancouver - Eastside	135	78	135	10	242	7	512	95
Vancouver - Mt. Pleasant	0	3	0	99	0	0	0	102
Vancouver - Strath/Grand	0	0	0	0	1	0	1	0
Vancouver - Westside	31	16	0	6	7	0	38	22
Vancouver Total	177	100	155	115	250	8	582	223
West Vancouver	17	10	0	0	0	0	17	10
White Rock	10	5	12	0	0	0	22	5
Indian Reserves	0	0	0	0	0	0	0	0
<b>Vancouver CMA</b>	<b>569</b>	<b>591</b>	<b>1,396</b>	<b>589</b>	<b>287</b>	<b>164</b>	<b>2,252</b>	<b>1,344</b>

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

**Table 2.5: Starts by Submarket and by Intended Market**  
**January - June 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Anmore	1	2	0	0	0	0	1	2
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	9	12	0	0	0	0	9	12
Burnaby - Mountain	0	1	104	155	0	0	104	156
Burnaby - North	55	50	2	20	0	0	57	70
Burnaby - Lougheed Mall	2	1	0	0	0	0	2	1
Burnaby - South & East	23	34	0	22	0	0	23	56
Burnaby - Central Park	17	21	544	0	0	0	561	21
Burnaby - Remainder	88	94	80	238	0	64	168	396
Burnaby Total	185	201	730	435	0	64	915	700
Coquitlam	261	202	694	704	7	2	962	908
Delta - Tsawwassen	22	9	0	0	0	0	22	9
Delta - Ladner	16	14	0	0	3	0	19	14
Delta - North	36	57	34	7	0	0	70	64
Delta	82	80	34	7	3	0	119	87
Langley City	3	3	0	119	0	0	3	122
Langley District	199	316	423	137	10	11	632	464
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	84	140	191	30	1	48	276	218
New Westminster	32	32	340	156	25	0	397	188
North Vancouver City	45	42	359	163	4	2	408	207
North Vancouver DM	66	34	24	126	0	146	90	306
Pitt Meadows	4	3	0	0	0	71	4	74
Port Coquitlam	24	14	154	10	0	0	178	24
Port Moody	6	3	304	5	0	0	310	8
Richmond	269	225	476	862	3	228	748	1,315
Surrey - South	235	146	192	218	0	0	427	364
Surrey - Cloverdale	60	110	208	178	18	19	286	307
Surrey - North	300	309	323	450	11	45	634	804
Surrey - Guildford	6	1	50	0	0	0	56	1
Surrey - Whalley	69	53	11	278	1	0	81	331
Surrey Total	670	619	784	1,124	30	64	1,484	1,807
University Endowment Lands	2	0	95	0	0	179	97	179
Vancouver - West End	0	0	134	0	0	0	134	0
Vancouver - Downtown	0	0	595	410	0	148	595	558
Vancouver - Kitsilano	12	7	50	140	0	62	62	209
Vancouver - False Creek	1	1	578	0	0	0	579	1
Vancouver - Granville/Oak	9	7	11	0	1	0	21	7
Vancouver - Kerrisdale	21	21	0	0	0	4	21	25
Vancouver - Marpole	24	29	0	0	4	6	28	35
Vancouver - Eastside	404	238	441	58	303	87	1,148	383
Vancouver - Mt. Pleasant	12	17	0	271	0	0	12	288
Vancouver - Strath/Grand	6	1	9	0	1	0	16	1
Vancouver - Westside	169	149	32	76	41	26	242	251
Vancouver Total	658	482	1,850	955	350	333	2,858	1,770
West Vancouver	71	49	30	0	130	0	231	49
White Rock	52	32	132	0	0	0	184	32
Indian Reserves	0	0	0	0	0	0	0	0
<b>Vancouver CMA</b>	<b>2,724</b>	<b>2,491</b>	<b>6,620</b>	<b>4,833</b>	<b>563</b>	<b>1,148</b>	<b>9,907</b>	<b>8,472</b>

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**  
**June 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	3	1	0	0	0	0	0	0	3	1	200.0
Burnaby - Mountain	6	0	0	0	0	0	0	0	6	0	n/a
Burnaby - North	13	3	0	0	0	0	0	0	13	3	**
Burnaby - Lougheed Mall	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - South & East	7	2	2	0	0	0	0	0	9	2	**
Burnaby - Central Park	4	3	0	0	0	0	0	26	4	29	-86.2
Burnaby - Remainder	17	20	8	14	0	28	0	0	25	62	-59.7
Burnaby Total	48	28	10	14	0	28	0	26	58	96	-39.6
Coquitlam	1	26	2	0	35	41	0	21	38	88	-56.8
Delta - Tsawwassen	6	1	0	0	0	0	0	55	6	56	-89.3
Delta - Ladner	5	0	2	0	0	0	0	0	7	0	n/a
Delta - North	0	0	0	0	0	0	0	0	0	0	n/a
Delta	11	1	2	0	0	0	0	55	13	56	-76.8
Langley City	1	2	0	0	0	0	0	0	1	2	-50.0
Langley District	16	12	0	0	14	41	20	26	50	79	-36.7
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	23	17	0	0	3	9	0	0	26	26	0.0
New Westminster	7	13	0	0	0	0	28	0	35	13	169.2
North Vancouver City	2	4	4	2	6	5	4	10	16	21	-23.8
North Vancouver DM	5	5	0	0	0	0	154	4	159	9	**
Pitt Meadows	0	0	0	0	0	0	0	0	0	0	n/a
Port Coquitlam	0	2	0	0	9	30	0	4	9	36	-75.0
Port Moody	0	1	0	0	0	13	0	0	0	14	-100.0
Richmond	6	47	0	0	18	0	2	30	26	77	-66.2
Surrey - South	24	23	0	2	0	51	10	0	34	76	-55.3
Surrey - Cloverdale	14	30	0	0	11	6	8	5	33	41	-19.5
Surrey - North	41	44	0	0	46	39	26	1	113	84	34.5
Surrey - Guildford	0	0	0	0	5	13	0	0	5	13	-61.5
Surrey - Whalley	4	14	0	0	5	0	8	0	17	14	21.4
Surrey Total	83	111	0	2	67	109	52	6	202	228	-11.4
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	236	0	236	-100.0
Vancouver - Kitsilano	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kerrisdale	2	1	0	0	0	0	2	4	4	5	-20.0
Vancouver - Marpole	9	3	0	0	0	0	4	4	13	7	85.7
Vancouver - Eastside	45	39	2	6	0	10	57	17	104	72	44.4
Vancouver - Mt. Pleasant	1	0	0	0	0	0	3	125	4	125	-96.8
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	21	25	0	0	6	0	2	10	29	35	-17.1
Vancouver Total	78	69	2	6	6	10	68	396	154	481	-68.0
West Vancouver	6	0	0	0	0	0	0	0	6	0	n/a
White Rock	2	1	0	0	0	0	8	2	10	3	**
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
<b>Vancouver CMA</b>	<b>293</b>	<b>340</b>	<b>20</b>	<b>24</b>	<b>158</b>	<b>286</b>	<b>336</b>	<b>580</b>	<b>807</b>	<b>1,230</b>	<b>-34.4</b>

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas  
 Source: CMHC (Starts and Completions Survey)

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - June 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Anmore	3	6	0	0	0	0	0	0	3	6	-50.0
Belcarra	1	0	0	0	0	0	0	0	1	0	n/a
Bowen Island	7	15	0	0	0	0	0	4	7	19	-63.2
Burnaby - Mountain	9	0	2	0	0	0	0	0	11	0	n/a
Burnaby - North	38	29	0	2	0	8	47	0	85	39	117.9
Burnaby - Lougheed Mall	2	0	0	0	0	0	0	0	2	0	n/a
Burnaby - South & East	26	12	8	0	12	12	37	0	83	24	**
Burnaby - Central Park	13	22	0	4	0	0	98	26	111	52	113.5
Burnaby - Remainder	55	51	24	20	131	47	403	394	613	512	19.7
Burnaby Total	143	114	34	26	143	67	585	420	905	627	44.3
Coquitlam	97	89	8	22	183	111	517	162	805	384	109.6
Delta - Tsawwassen	7	4	0	0	0	0	0	55	7	59	-88.1
Delta - Ladner	15	11	2	0	0	0	2	0	19	11	72.7
Delta - North	17	39	24	6	50	74	14	0	105	119	-11.8
Delta	39	54	26	6	50	74	16	55	131	189	-30.7
Langley City	2	5	0	0	0	0	51	105	53	110	-51.8
Langley District	118	81	2	0	127	228	186	86	433	395	9.6
Lion's Bay	1	1	0	0	0	0	0	0	1	1	0.0
Maple Ridge	129	95	10	4	117	21	0	0	256	120	113.3
New Westminster	25	55	0	2	53	0	144	59	222	116	91.4
North Vancouver City	12	11	14	4	6	11	232	105	264	131	101.5
North Vancouver DM	27	28	2	0	9	4	244	6	282	38	**
Pitt Meadows	3	9	0	0	0	0	0	0	3	9	-66.7
Port Coquitlam	4	5	0	4	9	35	302	34	315	78	**
Port Moody	4	9	0	0	0	13	0	0	4	22	-81.8
Richmond	29	102	52	8	87	73	233	183	401	366	9.6
Surrey - South	131	172	18	26	119	200	128	0	396	398	-0.5
Surrey - Cloverdale	106	208	18	0	101	50	178	39	403	297	35.7
Surrey - North	227	306	0	24	191	189	158	159	576	678	-15.0
Surrey - Guildford	3	4	0	0	5	26	0	0	8	30	-73.3
Surrey - Whalley	31	68	2	2	67	0	24	0	124	70	77.1
Surrey Total	498	758	38	52	483	465	488	198	1,507	1,473	2.3
University Endowment Lands	1	2	0	0	0	0	0	134	1	136	-99.3
Vancouver - West End	0	0	0	0	0	0	81	256	81	256	-68.4
Vancouver - Downtown	1	0	0	0	0	0	548	1,078	549	1,078	-49.1
Vancouver - Kitsilano	4	5	6	4	24	8	4	3	38	20	90.0
Vancouver - False Creek	1	0	0	0	0	0	129	0	130	0	n/a
Vancouver - Granville/Oak	1	2	0	0	3	0	49	2	53	4	**
Vancouver - Kerrisdale	9	22	0	0	0	0	4	8	13	30	-56.7
Vancouver - Marpole	18	28	2	0	0	0	7	16	27	44	-38.6
Vancouver - Eastside	123	98	16	12	64	13	356	186	559	309	80.9
Vancouver - Mt. Pleasant	2	2	6	8	0	0	254	125	262	135	94.1
Vancouver - Strath/Grand	6	0	2	2	0	0	0	0	8	2	**
Vancouver - Westside	69	143	0	2	65	0	67	32	201	177	13.6
Vancouver Total	234	300	32	28	156	21	1,499	1,706	1,921	2,055	-6.5
West Vancouver	68	50	8	2	3	0	0	0	79	52	51.9
White Rock	9	8	0	0	0	0	20	18	29	26	11.5
Indian Reserves	1	0	0	0	0	0	0	0	1	0	n/a
<b>Vancouver CMA</b>	<b>1,455</b>	<b>1,797</b>	<b>226</b>	<b>158</b>	<b>1,426</b>	<b>1,123</b>	<b>4,517</b>	<b>3,275</b>	<b>7,624</b>	<b>6,353</b>	<b>20.0</b>

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas  
 Source: CMHC (Starts and Completions Survey)



**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market**  
**June 2012**

Submarket	Row				Apt & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	26	0	0
Burnaby - Remainder	0	28	0	0	0	0	0	0
Burnaby Total	0	28	0	0	0	26	0	0
Coquitlam	35	41	0	0	0	20	0	1
Delta - Tsawwassen	0	0	0	0	0	55	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	0	0
Delta	0	0	0	0	0	55	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	14	41	0	0	20	26	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	3	9	0	0	0	0	0	0
New Westminster	0	0	0	0	28	0	0	0
North Vancouver City	6	5	0	0	4	10	0	0
North Vancouver DM	0	0	0	0	8	4	146	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	9	30	0	0	0	4	0	0
Port Moody	0	13	0	0	0	0	0	0
Richmond	18	0	0	0	2	30	0	0
Surrey - South	0	51	0	0	10	0	0	0
Surrey - Cloverdale	11	6	0	0	8	0	0	5
Surrey - North	46	39	0	0	26	0	0	1
Surrey - Guildford	5	13	0	0	0	0	0	0
Surrey - Whalley	5	0	0	0	8	0	0	0
Surrey Total	67	109	0	0	52	0	0	6
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	131	0	105
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	2	4	0	0
Vancouver - Marpole	0	0	0	0	4	4	0	0
Vancouver - Eastside	0	10	0	0	56	17	1	0
Vancouver - Mt. Pleasant	0	0	0	0	3	125	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	6	0	0	0	2	10	0	0
Vancouver Total	6	10	0	0	67	291	1	105
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	8	2	0	0
Indian Reserves	0	0	0	0	0	0	0	0
<b>Vancouver CMA</b>	<b>158</b>	<b>286</b>	<b>0</b>	<b>0</b>	<b>189</b>	<b>468</b>	<b>147</b>	<b>112</b>

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas



**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**  
**January - June 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	2	0	2
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	8	0	0	47	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	12	12	0	0	37	0	0	0
Burnaby - Central Park	0	0	0	0	98	26	0	0
Burnaby - Remainder	131	47	0	0	403	394	0	0
Burnaby Total	143	67	0	0	585	420	0	0
Coquitlam	183	111	0	0	486	110	31	52
Delta - Tsawwassen	0	0	0	0	0	55	0	0
Delta - Ladner	0	0	0	0	2	0	0	0
Delta - North	50	74	0	0	14	0	0	0
Delta	50	74	0	0	16	55	0	0
Langley City	0	0	0	0	51	105	0	0
Langley District	127	228	0	0	186	86	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	117	21	0	0	0	0	0	0
New Westminster	53	0	0	0	120	27	24	32
North Vancouver City	6	11	0	0	232	105	0	0
North Vancouver DM	9	4	0	0	98	6	146	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	9	35	0	0	302	34	0	0
Port Moody	0	13	0	0	0	0	0	0
Richmond	87	73	0	0	153	183	80	0
Surrey - South	119	200	0	0	128	0	0	0
Surrey - Cloverdale	101	50	0	0	178	2	0	37
Surrey - North	191	189	0	0	122	144	36	15
Surrey - Guildford	5	26	0	0	0	0	0	0
Surrey - Whalley	67	0	0	0	24	0	0	0
Surrey Total	483	465	0	0	452	146	36	52
University Endowment Lands	0	0	0	0	0	62	0	72
Vancouver - West End	0	0	0	0	81	256	0	0
Vancouver - Downtown	0	0	0	0	548	769	0	309
Vancouver - Kitsilano	24	8	0	0	4	3	0	0
Vancouver - False Creek	0	0	0	0	0	0	129	0
Vancouver - Granville/Oak	3	0	0	0	49	2	0	0
Vancouver - Kerrisdale	0	0	0	0	4	8	0	0
Vancouver - Marpole	0	0	0	0	6	16	1	0
Vancouver - Eastside	64	10	0	3	345	156	11	30
Vancouver - Mt. Pleasant	0	0	0	0	254	125	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	65	0	0	0	66	32	1	0
Vancouver Total	156	18	0	3	1,357	1,367	142	339
West Vancouver	3	0	0	0	0	0	0	0
White Rock	0	0	0	0	20	18	0	0
Indian Reserves	0	0	0	0	0	0	0	0
<b>Vancouver CMA</b>	<b>1,426</b>	<b>1,120</b>	<b>0</b>	<b>3</b>	<b>4,058</b>	<b>2,726</b>	<b>459</b>	<b>549</b>

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

**Table 3.4: Completions by Submarket and by Intended Market**  
**June 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	3	1	0	0	0	0	3	1
Burnaby - Mountain	6	0	0	0	0	0	6	0
Burnaby - North	13	3	0	0	0	0	13	3
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0
Burnaby - South & East	9	2	0	0	0	0	9	2
Burnaby - Central Park	4	3	0	26	0	0	4	29
Burnaby - Remainder	25	34	0	28	0	0	25	62
Burnaby Total	58	42	0	54	0	0	58	96
Coquitlam	3	46	35	41	0	1	38	88
Delta - Tsawwassen	6	1	0	55	0	0	6	56
Delta - Ladner	7	0	0	0	0	0	7	0
Delta - North	0	0	0	0	0	0	0	0
Delta	13	1	0	55	0	0	13	56
Langley City	1	2	0	0	0	0	1	2
Langley District	34	35	15	41	1	3	50	79
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	23	17	3	9	0	0	26	26
New Westminster	7	13	28	0	0	0	35	13
North Vancouver City	4	15	11	5	1	1	16	21
North Vancouver DM	13	9	0	0	146	0	159	9
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	6	9	30	0	0	9	36
Port Moody	0	1	0	13	0	0	0	14
Richmond	8	76	18	0	0	1	26	77
Surrey - South	34	23	0	53	0	0	34	76
Surrey - Cloverdale	17	30	11	6	5	5	33	41
Surrey - North	63	44	46	39	4	1	113	84
Surrey - Guildford	0	0	5	13	0	0	5	13
Surrey - Whalley	12	14	5	0	0	0	17	14
Surrey Total	126	111	67	111	9	6	202	228
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	131	0	105	0	236
Vancouver - Kitsilano	0	1	0	0	0	0	0	1
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	4	5	0	0	0	0	4	5
Vancouver - Marpole	10	6	0	0	3	1	13	7
Vancouver - Eastside	93	57	0	13	11	2	104	72
Vancouver - Mt. Pleasant	1	0	3	125	0	0	4	125
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	16	31	6	0	7	4	29	35
Vancouver Total	124	100	9	269	21	112	154	481
West Vancouver	6	0	0	0	0	0	6	0
White Rock	10	3	0	0	0	0	10	3
Indian Reserves	0	0	0	0	0	0	0	0
<b>Vancouver CMA</b>	<b>434</b>	<b>478</b>	<b>195</b>	<b>628</b>	<b>178</b>	<b>124</b>	<b>807</b>	<b>1,230</b>

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas  
 Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**June 2012**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$600,000		\$600,000 - \$749,999		\$750,000 - \$999,999		\$1,000,000 - \$1,499,999		\$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Belcarra													
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Bowen Island													
June 2012	1	33.3	0	0.0	1	33.3	0	0.0	1	33.3	3	--	--
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	4	50.0	1	12.5	1	12.5	0	0.0	2	25.0	8	--	--
Year-to-date 2011	1	8.3	5	41.7	1	8.3	3	25.0	2	16.7	12	750,000	876,167
Burnaby													
June 2012	0	0.0	0	0.0	14	66.7	7	33.3	0	0.0	21	987,000	985,452
June 2011	0	0.0	1	4.5	9	40.9	12	54.5	0	0.0	22	1,018,000	1,010,150
Year-to-date 2012	1	0.8	2	1.6	48	37.5	72	56.3	5	3.9	128	1,018,000	1,064,707
Year-to-date 2011	0	0.0	4	4.0	49	49.5	43	43.4	3	3.0	99	994,600	1,014,594
Coquitlam													
June 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
June 2011	0	0.0	18	60.0	8	26.7	4	13.3	0	0.0	30	740,103	781,450
Year-to-date 2012	0	0.0	23	25.0	55	59.8	14	15.2	0	0.0	92	821,000	854,761
Year-to-date 2011	0	0.0	47	50.0	27	28.7	17	18.1	3	3.2	94	749,950	824,004
Delta													
June 2012	0	0.0	1	8.3	4	33.3	4	33.3	3	25.0	12	1,029,000	1,158,667
June 2011	0	0.0	0	0.0	3	50.0	2	33.3	1	16.7	6	--	--
Year-to-date 2012	1	2.5	6	15.0	21	52.5	7	17.5	5	12.5	40	864,500	982,851
Year-to-date 2011	2	2.8	13	18.1	51	70.8	4	5.6	2	2.8	72	799,950	839,062
Langley City													
June 2012	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
June 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2011	3	75.0	0	0.0	1	25.0	0	0.0	0	0.0	4	--	--
Langley District													
June 2012	6	40.0	3	20.0	3	20.0	1	6.7	2	13.3	15	699,000	850,478
June 2011	5	41.7	4	33.3	1	8.3	2	16.7	0	0.0	12	619,500	731,797
Year-to-date 2012	22	25.3	27	31.0	16	18.4	13	14.9	9	10.3	87	699,000	889,979
Year-to-date 2011	26	34.7	24	32.0	18	24.0	5	6.7	2	2.7	75	639,900	745,262

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**June 2012**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$600,000		\$600,000 - \$749,999		\$750,000 - \$999,999		\$1,000,000 - \$1,499,999		\$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
June 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Maple Ridge													
June 2012	6	50.0	5	41.7	1	8.3	0	0.0	0	0.0	12	612,450	595,832
June 2011	19	90.5	2	9.5	0	0.0	0	0.0	0	0.0	21	529,800	521,110
Year-to-date 2012	71	72.4	24	24.5	3	3.1	0	0.0	0	0.0	98	563,950	566,226
Year-to-date 2011	63	70.8	19	21.3	7	7.9	0	0.0	0	0.0	89	549,900	569,688
New Westminster													
June 2012	1	25.0	0	0.0	1	25.0	2	50.0	0	0.0	4	--	--
June 2011	0	0.0	2	40.0	3	60.0	0	0.0	0	0.0	5	--	--
Year-to-date 2012	3	16.7	4	22.2	7	38.9	4	22.2	0	0.0	18	804,144	792,422
Year-to-date 2011	45	76.3	8	13.6	5	8.5	0	0.0	1	1.7	59	518,127	573,369
North Vancouver City													
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2011	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	4	66.7	2	33.3	6	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	5	83.3	1	16.7	6	--	--
North Vancouver DM													
June 2012	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
June 2011	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	10	40.0	15	60.0	25	1,569,000	1,733,912
Year-to-date 2011	0	0.0	0	0.0	7	20.6	10	29.4	17	50.0	34	1,447,000	1,593,494
Pitt Meadows													
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	5	71.4	2	28.6	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2011	8	80.0	2	20.0	0	0.0	0	0.0	0	0.0	10	582,000	578,802
Port Coquitlam													
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2011	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2012	0	0.0	2	40.0	3	60.0	0	0.0	0	0.0	5	--	--
Year-to-date 2011	0	0.0	2	50.0	2	50.0	0	0.0	0	0.0	4	--	--
Port Moody													
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2011	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	1	11.1	3	33.3	5	55.6	0	0.0	9	--	--
Richmond													
June 2012	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
June 2011	0	0.0	0	0.0	6	14.6	6	14.6	29	70.7	41	1,788,800	1,730,994
Year-to-date 2012	1	4.8	0	0.0	0	0.0	11	52.4	9	42.9	21	1,380,000	1,539,756
Year-to-date 2011	0	0.0	1	1.0	12	12.2	27	27.6	58	59.2	98	1,500,000	1,555,977

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**June 2012**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$600,000		\$600,000 - \$749,999		\$750,000 - \$999,999		\$1,000,000 - \$1,499,999		\$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
June 2012	26	32.9	27	34.2	21	26.6	5	6.3	0	0.0	79	689,900	718,363
June 2011	40	33.1	40	33.1	31	25.6	6	5.0	4	3.3	121	682,812	731,420
Year-to-date 2012	153	32.3	176	37.2	111	23.5	19	4.0	14	3.0	473	697,664	741,612
Year-to-date 2011	298	35.5	287	34.2	210	25.0	33	3.9	11	1.3	839	649,900	704,413
University Endowment Lands													
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Vancouver City													
June 2012	0	0.0	1	2.4	18	42.9	18	42.9	5	11.9	42	1,023,000	1,271,081
June 2011	0	0.0	0	0.0	28	49.1	10	17.5	19	33.3	57	1,000,000	1,806,246
Year-to-date 2012	0	0.0	1	0.5	36	18.7	56	29.0	100	51.8	193	1,988,000	2,206,875
Year-to-date 2011	0	0.0	1	0.5	66	30.7	21	9.8	127	59.1	215	2,405,000	2,271,549
West Vancouver													
June 2012	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	56	100.0	56	3,454,000	3,706,739
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	51	100.0	51	3,120,000	3,186,337
White Rock													
June 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
June 2011	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2012	0	0.0	0	0.0	1	12.5	2	25.0	5	62.5	8	--	--
Year-to-date 2011	0	0.0	3	30.0	1	10.0	3	30.0	3	30.0	10	1,347,500	1,257,863
Indian Reserves													
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
June 2012	41	20.0	37	18.0	63	30.7	41	20.0	23	11.2	205	860,000	1,025,162
June 2011	64	19.6	68	20.9	91	27.9	45	13.8	58	17.8	326	805,909	1,086,342
Year-to-date 2012	262	20.5	270	21.2	303	23.8	216	16.9	224	17.6	1,275	819,900	1,185,006
Year-to-date 2011	446	24.9	417	23.3	460	25.7	177	9.9	288	16.1	1,788	762,331	1,059,372

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units**  
**June 2012**

Submarket	June 2012	June 2011	% Change	YTD 2012	YTD 2011	% Change
Anmore	--	--	n/a	--	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	876,167	n/a
Burnaby Total	985,452	1,010,150	-2.4	1,064,707	1,014,594	4.9
Coquitlam	--	781,450	n/a	854,761	824,004	3.7
Delta	1,158,667	--	n/a	982,851	839,062	17.1
Langley City	--	--	n/a	--	--	n/a
Langley District	850,478	731,797	16.2	889,979	745,262	19.4
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	595,832	521,110	14.3	566,226	569,688	-0.6
New Westminster	--	--	n/a	792,422	573,369	38.2
North Vancouver City	--	--	n/a	--	--	n/a
North Vancouver DM	--	--	n/a	1,733,912	1,593,494	8.8
Pitt Meadows	--	--	n/a	--	578,802	n/a
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	--	n/a	--	--	n/a
Richmond	--	1,730,994	n/a	1,539,756	1,555,977	-1.0
Surrey Total	718,363	731,420	-1.8	741,612	704,413	5.3
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,271,081	1,806,246	-29.6	2,206,875	2,271,549	-2.8
West Vancouver	--	--	n/a	3,706,739	3,186,337	16.3
White Rock	--	--	n/a	--	1,257,863	n/a
Indian Reserves	--	--	n/a	--	--	n/a
<b>Vancouver CMA</b>	<b>1,025,162</b>	<b>1,086,342</b>	<b>-5.6</b>	<b>1,185,006</b>	<b>1,059,372</b>	<b>11.9</b>

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Market Absorption Survey)



**Table 5: MLS® Residential Activity for Greater Vancouver**  
**June 2012**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to- New Listings SA <sup>2</sup> (%)	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) SA
2011	January	1,855	-5.4	3,076	4,916	5,085	60.5	762,562	19.6	778,667
	February	3,140	24.8	3,360	5,916	5,694	59.0	791,604	19.4	805,562
	March	4,137	29.7	3,141	6,995	5,169	60.8	786,311	13.4	782,229
	April	3,270	-8.5	2,847	6,011	4,991	57.0	815,252	21.0	789,375
	May	3,431	7.2	2,645	6,101	4,725	56.0	831,555	25.7	802,135
	June	3,317	8.9	2,625	5,961	4,953	53.0	808,867	22.9	802,569
	July	2,614	13.8	2,528	5,227	5,212	48.5	761,673	15.8	784,446
	August	2,419	8.2	2,468	4,864	5,151	47.9	778,545	14.4	784,443
	September	2,299	2.0	2,537	5,799	5,287	48.0	751,042	10.5	754,590
	October	2,359	-1.0	2,571	4,462	5,118	50.2	767,225	8.5	770,120
	November	2,395	-5.8	2,592	3,342	5,059	51.2	728,118	4.2	756,583
	December	1,700	-12.5	2,544	1,713	4,863	52.3	689,057	-1.7	735,879
2012	January	1,607	-13.4	2,521	5,906	6,089	41.4	752,380	-1.3	766,206
	February	2,572	-18.1	2,515	5,698	4,895	51.4	806,094	1.8	823,749
	March	2,919	-29.4	2,436	5,996	4,778	51.0	761,742	-3.1	732,005
	April	2,837	-13.2	2,327	6,200	5,067	45.9	735,315	-9.8	735,260
	May	2,897	-15.6	2,189	7,138	5,112	42.8	732,736	-11.9	706,496
	June	2,398	-27.7	2,099	5,747	5,125	41.0	701,141	-13.3	697,151
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2011	10,018	0.0		18,073			818,721	0.0	
	Q2 2012	8,132	-18.8		19,085			724,319	-11.5	
	YTD 2011	19,150	9.5		35,900			801,833	20.3	
	YTD 2012	15,230	-20.5		36,685			748,262	-6.7	

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<sup>1</sup>Source: CREA

<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA

**Table 6: Economic Indicators**  
**June 2012**

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	98.4	115.8	1,227	7.4	65.9	831
	February	607	3.50	5.44	98.5	116.0	1,227	8.1	66.4	830
	March	601	3.50	5.34	98.7	117.0	1,228	8.1	66.4	832
	April	621	3.70	5.69	98.9	117.2	1,233	8.2	66.6	835
	May	616	3.70	5.59	99.1	118.0	1,242	7.5	66.5	842
	June	604	3.50	5.39	99.1	117.5	1,247	7.2	66.4	851
	July	604	3.50	5.39	99.1	117.5	1,250	6.9	66.3	859
	August	604	3.50	5.39	98.7	117.7	1,249	7.2	66.4	863
	September	592	3.50	5.19	98.7	118.3	1,264	7.1	67.0	861
	October	598	3.50	5.29	98.6	118.5	1,272	6.9	67.2	861
	November	598	3.50	5.29	98.3	118.7	1,275	6.7	67.1	861
	December	598	3.50	5.29	98.1	117.7	1,263	6.9	66.6	867
2012	January	598	3.50	5.29	98.4	117.9	1,257	7.0	66.2	870
	February	595	3.20	5.24	98.2	118.4	1,260	6.7	66.1	873
	March	595	3.20	5.24	98.1	119.1	1,263	6.6	66.1	873
	April	607	3.20	5.44	98.1	119.4	1,273	6.2	66.2	866
	May	601	3.20	5.34	98.2	119.8	1,279	6.4	66.6	856
	June	595	3.20	5.24		119.5	1,284	6.4	66.7	853
	July									
	August									
	September									
	October									
	November									
	December									

\*P & I\* means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

\*NHPI\* means New Housing Price Index

\*CPI\* means Consumer Price Index

\*SA\* means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

## HOUSING NOW REPORT TABLES

### Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

### Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

### SYMBOLS

- n/a Not applicable
- \* Totals may not add up due to co-operatives and unknown market types
- \*\* Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

**Table 1: Housing Activity Summary of Abbotsford-Mission CMA**  
**June 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
June 2012	19	0	10	0	0	0	1	0	30
June 2011	27	0	4	0	7	0	0	0	38
% Change	-29.6	n/a	150.0	n/a	-100.0	n/a	n/a	n/a	-21.1
Year-to-date 2012	112	2	28	0	44	31	5	0	222
Year-to-date 2011	110	0	20	1	34	87	1	0	253
% Change	1.8	n/a	40.0	-100.0	29.4	-64.4	**	n/a	-12.3
UNDER CONSTRUCTION									
June 2012	151	4	44	0	153	31	6	0	389
June 2011	135	2	50	2	75	87	5	0	356
% Change	11.9	100.0	-12.0	-100.0	104.0	-64.4	20.0	n/a	9.3
COMPLETIONS									
June 2012	10	0	2	0	7	87	1	0	107
June 2011	21	0	4	0	0	0	0	0	25
% Change	-52.4	n/a	-50.0	n/a	n/a	n/a	n/a	n/a	**
Year-to-date 2012	90	0	50	1	15	87	7	0	250
Year-to-date 2011	147	0	38	1	47	0	0	0	233
% Change	-38.8	n/a	31.6	0.0	-68.1	n/a	n/a	n/a	7.3
COMPLETED & NOT ABSORBED									
June 2012	98	0	8	0	13	76	3	0	198
June 2011	86	0	7	0	14	37	0	0	144
% Change	14.0	n/a	14.3	n/a	-7.1	105.4	n/a	n/a	37.5
ABSORBED									
June 2012	13	0	2	0	6	13	0	0	34
June 2011	27	0	4	0	1	12	0	0	44
% Change	-51.9	n/a	-50.0	n/a	**	8.3	n/a	n/a	-22.7
Year-to-date 2012	99	0	48	1	10	13	4	0	175
Year-to-date 2011	147	0	36	3	48	41	0	0	275
% Change	-32.7	n/a	33.3	-66.7	-79.2	-68.3	n/a	n/a	-36.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**June 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Abbotsford City									
June 2012	12	0	10	0	0	0	0	0	22
June 2011	18	0	4	0	7	0	0	0	29
Mission DM									
June 2012	7	0	0	0	0	0	1	0	8
June 2011	9	0	0	0	0	0	0	0	9
Indian Reserves									
June 2012	0	0	0	0	0	0	0	0	0
June 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
June 2012	19	0	10	0	0	0	1	0	30
June 2011	27	0	4	0	7	0	0	0	38
UNDER CONSTRUCTION									
Abbotsford City									
June 2012	109	0	44	0	153	31	2	0	339
June 2011	74	0	50	2	75	87	5	0	293
Mission DM									
June 2012	42	4	0	0	0	0	4	0	50
June 2011	61	2	0	0	0	0	0	0	63
Indian Reserves									
June 2012	0	0	0	0	0	0	0	0	0
June 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
June 2012	151	4	44	0	153	31	6	0	389
June 2011	135	2	50	2	75	87	5	0	356
COMPLETIONS									
Abbotsford City									
June 2012	5	0	2	0	7	87	0	0	101
June 2011	14	0	4	0	0	0	0	0	18
Mission DM									
June 2012	5	0	0	0	0	0	1	0	6
June 2011	7	0	0	0	0	0	0	0	7
Indian Reserves									
June 2012	0	0	0	0	0	0	0	0	0
June 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
June 2012	10	0	2	0	7	87	1	0	107
June 2011	21	0	4	0	0	0	0	0	25

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**June 2012**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Abbotsford City									
June 2012	68	0	8	0	13	76	0	0	165
June 2011	66	0	7	0	12	33	0	0	118
Mission DM									
June 2012	30	0	0	0	0	0	3	0	33
June 2011	20	0	0	0	2	4	0	0	26
Indian Reserves									
June 2012	0	0	0	0	0	0	0	0	0
June 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
June 2012	98	0	8	0	13	76	3	0	198
June 2011	86	0	7	0	14	37	0	0	144
ABSORBED									
Abbotsford City									
June 2012	8	0	2	0	6	13	0	0	29
June 2011	22	0	4	0	1	12	0	0	39
Mission DM									
June 2012	5	0	0	0	0	0	0	0	5
June 2011	5	0	0	0	0	0	0	0	5
Indian Reserves									
June 2012	0	0	0	0	0	0	0	0	0
June 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
June 2012	13	0	2	0	6	13	0	0	34
June 2011	27	0	4	0	1	12	0	0	44

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)



**Table 1.2: History of Housing Starts of Abbotsford-Mission CMA**  
**2002 - 2011**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2011	234	2	68	1	135	87	10	0	537
% Change	-32.6	0.0	-19.0	-66.7	80.0	n/a	100.0	n/a	4.1
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012
% Change	-25.0	0.0	4.6	-7.1	-13.2	**	n/a	-37.9	-6.6
2004	593	2	218	14	68	56	0	132	1,083
% Change	-6.0	-80.0	-20.7	**	-11.7	n/a	n/a	120.0	2.6
2003	631	10	275	3	77	0	0	60	1,056
% Change	14.3	**	78.6	-50.0	18.5	-100.0	n/a	-73.8	1.7
2002	552	2	154	6	65	28	0	229	1,038

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**  
**June 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	% Change
Abbotsford City	12	18	0	0	0	7	10	4	22	29	-24.1
Mission DM	8	9	0	0	0	0	0	0	8	9	-11.1
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
<b>Abbotsford-Mission CMA</b>	<b>20</b>	<b>27</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>10</b>	<b>4</b>	<b>30</b>	<b>38</b>	<b>-21.1</b>

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - June 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Abbotsford City	85	62	0	0	44	34	59	107	188	203	-7.4
Mission DM	32	50	2	0	0	0	0	0	34	50	-32.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
<b>Abbotsford-Mission CMA</b>	<b>117</b>	<b>112</b>	<b>2</b>	<b>0</b>	<b>44</b>	<b>34</b>	<b>59</b>	<b>107</b>	<b>222</b>	<b>253</b>	<b>-12.3</b>

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**  
**June 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011
Abbotsford City	0	7	0	0	10	4	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
<b>Abbotsford-Mission DM</b>	0	7	0	0	10	4	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - June 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	44	34	0	0	59	107	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
<b>Abbotsford-Mission CMA</b>	44	34	0	0	59	107	0	0

**Table 2.4: Starts by Submarket and by Intended Market**  
**June 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011
Abbotsford City	22	22	0	7	0	0	22	29
Mission DM	7	9	0	0	1	0	8	9
Indian Reserves	0	0	0	0	0	0	0	0
<b>Abbotsford-Mission CMA</b>	29	31	0	7	1	0	30	38

**Table 2.5: Starts by Submarket and by Intended Market**  
**January - June 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	113	80	75	122	0	1	188	203
Mission DM	29	50	0	0	5	0	34	50
Indian Reserves	0	0	0	0	0	0	0	0
<b>Abbotsford-Mission CMA</b>	142	130	75	122	5	1	222	253

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 3: Completions by Submarket and by Dwelling Type**  
**June 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	% Change
Abbotsford City	5	14	0	0	7	0	89	4	101	18	n/a
Mission DM	6	7	0	0	0	0	0	0	6	7	-14.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
<b>Abbotsford-Mission CMA</b>	<b>11</b>	<b>21</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>89</b>	<b>4</b>	<b>107</b>	<b>25</b>	<b>n/a</b>

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - June 2012**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Abbotsford City	55	111	0	6	15	41	137	38	207	196	5.6
Mission DM	43	37	0	0	0	0	0	0	43	37	16.2
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
<b>Abbotsford-Mission CMA</b>	<b>98</b>	<b>148</b>	<b>0</b>	<b>6</b>	<b>15</b>	<b>41</b>	<b>137</b>	<b>38</b>	<b>250</b>	<b>233</b>	<b>7.3</b>

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market  
June 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011
Abbotsford City	7	0	0	0	89	4	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
<b>Abbotsford-Mission DM</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>89</b>	<b>4</b>	<b>0</b>	<b>0</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - June 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	15	41	0	0	137	38	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
<b>Abbotsford-Mission CMA</b>	<b>15</b>	<b>41</b>	<b>0</b>	<b>0</b>	<b>137</b>	<b>38</b>	<b>0</b>	<b>0</b>

**Table 3.4: Completions by Submarket and by Intended Market  
June 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011
Abbotsford City	7	18	94	0	0	0	101	18
Mission DM	5	7	0	0	1	0	6	7
Indian Reserves	0	0	0	0	0	0	0	0
<b>Abbotsford-Mission CMA</b>	<b>12</b>	<b>25</b>	<b>94</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>107</b>	<b>25</b>

**Table 3.5: Completions by Submarket and by Intended Market  
January - June 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	101	148	103	48	3	0	207	196
Mission DM	39	37	0	0	4	0	43	37
Indian Reserves	0	0	0	0	0	0	0	0
<b>Abbotsford-Mission CMA</b>	<b>140</b>	<b>185</b>	<b>103</b>	<b>48</b>	<b>7</b>	<b>0</b>	<b>250</b>	<b>233</b>

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**June 2012**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
June 2012	0	0.0	3	37.5	1	12.5	0	0.0	4	50.0	8	--	--
June 2011	2	9.1	7	31.8	8	36.4	4	18.2	1	4.5	22	609,900	584,968
Year-to-date 2012	2	3.6	25	45.5	12	21.8	3	5.5	13	23.6	55	559,700	627,198
Year-to-date 2011	7	6.0	38	32.8	43	37.1	17	14.7	11	9.5	116	569,900	599,899
Mission DM													
June 2012	3	60.0	1	20.0	0	0.0	1	20.0	0	0.0	5	--	--
June 2011	0	0.0	3	60.0	1	20.0	1	20.0	0	0.0	5	--	--
Year-to-date 2012	7	15.6	33	73.3	3	6.7	2	4.4	0	0.0	45	469,900	476,931
Year-to-date 2011	10	29.4	17	50.0	3	8.8	4	11.8	0	0.0	34	469,450	500,921
Indian Reserves													
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Abbotsford-Mission CMA													
June 2012	3	23.1	4	30.8	1	7.7	1	7.7	4	30.8	13	549,900	611,323
June 2011	2	7.4	10	37.0	9	33.3	5	18.5	1	3.7	27	569,000	579,896
Year-to-date 2012	9	9.0	58	58.0	15	15.0	5	5.0	13	13.0	100	519,900	559,578
Year-to-date 2011	17	11.3	55	36.7	46	30.7	21	14.0	11	7.3	150	561,000	577,464

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)



**Table 4.1: Average Price (\$) of Absorbed Single-detached Units**  
**June 2012**

Submarket	June 2012	June 2011	% Change	YTD 2012	YTD 2011	% Change
Abbotsford City	—	584,968	n/a	627,198	599,899	4.6
Mission DM	—	—	n/a	476,931	500,921	-4.8
Indian Reserves	—	—	n/a	—	—	n/a
<b>Abbotsford-Mission CMA</b>	<b>611,323</b>	<b>579,896</b>	<b>5.4</b>	<b>559,578</b>	<b>577,464</b>	<b>-3.1</b>

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Fraser Valley  
June 2012**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to- New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) SA
2011	January	773	-14.6	1,256	2,362	2,480	50.6	441,544	1.7	473,203
	February	1,201	7.3	1,304	2,749	2,768	47.1	483,509	10.9	494,285
	March	1,730	18.7	1,417	3,033	2,329	60.8	526,828	15.5	527,042
	April	1,414	-15.7	1,226	2,617	2,372	51.7	534,123	17.5	524,460
	May	1,512	7.8	1,197	2,785	2,189	54.7	526,541	15.1	514,876
	June	1,508	-10.3	1,141	2,494	2,288	49.9	503,331	7.1	498,179
	July	1,250	20.8	1,160	2,623	2,291	50.6	503,931	9.7	492,860
	August	1,282	35.5	1,198	2,418	2,342	51.2	507,750	19.7	495,326
	September	1,109	14.7	1,224	2,418	2,291	53.4	489,420	10.0	497,614
	October	1,092	16.0	1,215	2,198	2,372	51.2	483,965	6.1	495,657
	November	1,040	1.9	1,155	1,654	2,262	51.1	478,968	5.3	498,111
	December	816	-1.0	1,233	946	2,312	53.3	498,989	12.3	515,870
2012	January	749	-3.1	1,166	2,456	2,333	50.0	469,635	6.4	505,035
	February	1,195	-0.5	1,185	2,586	2,430	48.8	504,441	4.3	504,724
	March	1,320	-23.7	1,169	2,764	2,357	49.6	474,581	-9.9	489,832
	April	1,363	-3.6	1,121	2,882	2,486	45.1	501,059	-6.2	482,993
	May	1,511	-0.1	1,153	2,967	2,347	49.1	484,609	-8.0	475,380
	June	1,389	-7.9	1,155	2,636	2,527	45.7	503,593	0.1	486,230
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2011	4,434	-6.9		7,896			521,065	13.1	
	Q2 2012	4,263	-3.9		8,485			496,054	-4.8	
	YTD 2011	8,138	-1.3		16,040			509,194	12.2	
	YTD 2012	7,527	-7.5		16,291			490,991	-3.6	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

<sup>1</sup>Source: CREA

<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission

**Table 6: Economic Indicators**  
**June 2012**

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	97.3	114.8	86	9.6	66.1	790
	February	607	3.50	5.44	97.4	115.2	85	9.9	65.5	806
	March	601	3.50	5.34	97.6	116.1	85	10.0	65.9	822
	April	621	3.70	5.69	97.7	116.3	85	9.2	64.9	817
	May	616	3.70	5.59	97.9	117.1	85	8.8	64.9	804
	June	604	3.50	5.39	97.8	116.5	86	8.4	65.0	779
	July	604	3.50	5.39	97.8	116.6	86	8.5	65.3	767
	August	604	3.50	5.39	97.5	116.9	88	8.1	66.4	753
	September	592	3.50	5.19	97.5	117.3	88	8.0	66.5	751
	October	598	3.50	5.29	97.4	117.4	88	8.0	66.4	757
	November	598	3.50	5.29	97.1	117.5	87	8.7	65.9	763
	December	598	3.50	5.29	96.9	116.5	87	9.1	66.3	770
2012	January	598	3.50	5.29	97.1	116.8	87	10.1	66.8	775
	February	595	3.20	5.24	96.9	117.2	88	10.5	67.5	787
	March	595	3.20	5.24	96.7	117.9	88	10.6	68.0	801
	April	607	3.20	5.44	96.7	118.2	90	9.5	68.5	798
	May	601	3.20	5.34	96.7	118.6	91	7.9	67.6	797
	June	595	3.20	5.24		118.2	90	7.2	66.9	790
	July									
	August									
	September									
	October									
	November									
	December									

\*P & I\* means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

\*NHPI\* means New Housing Price Index

\*CPI\* means Consumer Price Index

\*SA\* means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

## METHODOLOGY

### Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

### Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

## STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A **"dwelling unit"**, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A **"start"**, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units **"under construction"** as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A **"completion"**, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term **"absorbed"** means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental:** Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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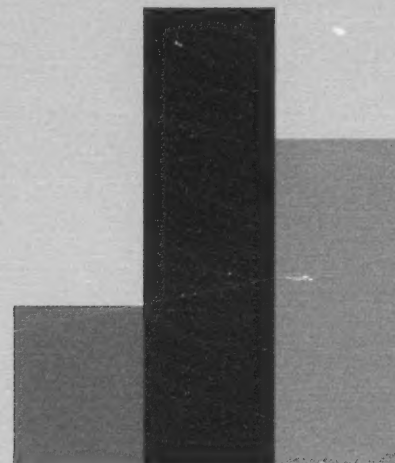
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